



Will County CDBG/HOME Advisory Board Meeting

MINUTES

Monday, May 05, 2025, at 1:00pm

CALL MEETING TO ORDER

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

PLEDGE OF ALLEGIANCE

County Executive Jennifer Bertino-Tarrant led the Pledge of Allegiance

ADVISORY BOARD ROLL CALL

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

ADVISORY BOARD MEMBERS PRESENT:

County Executive Jennifer Bertino-Tarrant

County Board Speaker VanDuyne

County Board Member Williams

County Board Member Richmond

Jackie Lozada, designee on behalf of Mayor D’Arcy

Lucas Rickelman, designee on behalf of Mayor Alexander-Basta

Jeannine Smith, designee on behalf of Mayor Dietz

Chief Executive Officer Simelton

Township Supervisor Dettbarn

Township Supervisor Crowner

County Executive Jennifer Bertino-Tarrant said, Good afternoon everyone. Welcome to our May 5<sup>th</sup> CDBG/HOME Advisory Board. I appreciate everyone being here today. Just as a reminder, people can call in to watch on Webex. When you do talk, if you don’t mind, if you have a question just press

your button. At this time, I am calling the meeting to order and please stand for the Pledge of Allegiance.

County Executive Jennifer Bertino-Tarrant said, Miss Scheuber, can you please take the roll call?

Kelly Scheuber said, yes. County Executive Jennifer Bertino-Tarrant?

County Executive Jennifer Bertino-Tarrant said, here.

Kelly Scheuber said, County Board Speaker VanDuyne?

County Board Speaker VanDuyne said, here.

Kelly Scheuber said, County Board Member Williams?

County Board Member Williams said, here.

Kelly Scheuber said, County Board Member Richmond?

County Board Member Richmond said, here.

Kelly Scheuber said, on behalf of Mayor D'Arcy, designee Jackie Lozada?

Designee Jackie Lozada said, here.

Kelly Scheuber said, on behalf of Mayor Alexander-Basta, designee Lucas Rickelman?

Designee Lucas Rickelman said, here.

Kelly Scheuber said, on behalf of Mayor Dietz, designee Jeannine Smith?

Designee Jeannine Smith said, here.

Kelly Scheuber said, Chief Executive Officer Simelton?

Chief Executive Officer Simelton said, here.

Kelly Scheuber said, Township Supervisor Dettbarn?

Township Supervisor Dettbarn said, here.

Kelly Scheuber said, Township Supervisor Crowner?

Township Supervisor Crowner said, here.

Kelly Scheuber said, Township Supervisor Zapien?...

Kelly Scheuber said, thank you.

County Executive Jennifer Bertino-Tarrant said, with nine members present we have a quorum. We are going to move on to old business. I need a motion to approve the minutes from February 25, 2025. Is there a motion?

Township Supervisor Dettbarn said, motion

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

County Board Member Williams said, second.

County Executive Jennifer Bertino-Tarrant said, seconded by Williams. Can you please take the roll?

Kelly Scheuber said, County Executive Jennifer Bertino-Tarrant?

County Executive Jennifer Bertino-Tarrant said, yes.

Kelly Scheuber said, County Board Speaker VanDuyne?

County Board Speaker VanDuyne said, yes.

Kelly Scheuber said, County Board Member Williams?

County Board Member Williams said, yes.

Kelly Scheuber said, County Board Member Richmond?

County Board Member Richmond said, yes.

Kelly Scheuber said, designee Jackie Lozada?

Designee Jackie Lozada said, yes.

Kelly Scheuber said, designee Lucas Rickelman?

Designee Lucas Rickelman said, yes.

Kelly Scheuber said, designee Jeannine Smith?

Designee Jeannine Smith said, yes.

Kelly Scheuber said, Chief Executive Officer Simelton?

Chief Executive Officer Simelton said, yes.

Kelly Scheuber said, Township Supervisor Dettbarn?

Township Supervisor Dettbarn said, yes.

Kelly Scheuber said, Township Supervisor Crowner?

Township Supervisor Crowner said, yes.

County Executive Jennifer Bertino-Tarrant said, with nine affirmative, the motion carries .We are now going to move onto new business. We will pass the mic over to Director Sojka.

Martha Sojka said, thank you Executive. This is our second meeting of the year. At this meeting we do a presentation of all of the applications that were received for the various funding sources that

we have. We still haven't gotten our allocations from HUD, so we are using our estimates from 2024 for CDBG, which is the Community Development Block Grant Fund. Last year we got just over \$2 million. There is 20% that is taken for admin and 15% of the allocation is capped for public service projects. That leaves about \$1 million for competitive application. At our last meeting in February, just as a reminder, we did recommend approval for a set-aside for South East Joliet Sanitary District for a multi-phase water and sewer project. For the HOME allocation, it is just over \$1 million. In HOME, we are in partnership with the City of Joliet. We are a home consortium. Those dollars are split about 60/40. There is 10% admin for those dollars and 15% of those dollars need to be spent for CHDO eligible projects. CHDO is a Community Housing Development Organization. We have two in Will County, Habitat for Humanity and Cornerstone Services. ESG is Emergency Solutions Grant. We don't get those dollars consistently every year. Last year, we got them after about a 2-3-year hiatus. We did publish an application this year but there isn't a certainty whether or not we will actually get those funds. They are based on a formula, and we don't have that formula as of yet. That, last year, was \$149,000. Just as a summary for what we received in applications. We received 12 applications for the regular CDBG funds amounting to \$2.5 million in requests. For the ones that would fall under the public service cap, the 15%, there are 11 applications which is just over \$900,000 in requests. There is about \$300,000 available for funding. Then in HOME Consortium funds, we have 4 applications amounting to \$2 million in requests. There is about \$1 million available. We have two applications for CHDO Reserve but \$204,000 in requests. In ESG, we have 2 applications for \$845,000 in requests.

Bolingbrook – We do have an agreement with Bolingbrook to administer their CDBG dollars. They are in the process of developing an application or project to construct a new water treatment facility. They have some prior year funds that will go towards this project. They are anticipating their entire allocation to go towards that project.

I'll start off with the Community Services Opportunity. That is the application that was available in AMPLE Fund under Community Services. These are basically projects that aren't construction related. They are services and this is the bucket that is capped to 15%. After I go through the applications, I will pause for any questions. We are in the process of still reviewing and scoring the applications. If there is something that you are curious about or want to know more about, now is the time to ask those questions so that we can get answers from the applicants and take that into consideration. The first one we have is ShareFest of Will County. It falls under the Food Banks and Pantries matrix for CDBG eligible activity. They are asking for funding to be used for labor to operate their warehouse, pantry, supply store, transportation, delivery, and training programs. These are all out of their New Lenox location. They've identified their budget to be just over \$158,000 and that is the entire amount that they are requesting. They estimated the number of beneficiaries is 70,000 with food distribution events and store front services.

Next, is an application from CASA, which is Court Appointed Special Advocates for children. It falls under the Abused and Neglected Children Services matrix for CDBG. It will continue and expand their Attorney Guardian Ad Litem program, which basically provides training for an attorney to assist in abuse cases in court. Our dollars would support children that are living outside of Joliet in R3

zones. It would be used to find a full-time supervisory position. Their total budget is \$60,000 and they are asking for \$25,000 with an estimated 30 individuals being served.

Catholic Charities falls under Homeless Program or Homeless Services. This would be to provide basic necessities to prevent and divert households from becoming homeless and ending up in the shelter. This would provide resources for anyone that comes to this shelter that could just need a one-time payment for something and to get them back on their feet. The total budget for that is just over \$511,000 and they are asking for \$45,000 with an estimated 300 households served.

National Hook Up of Black Women - This would fall under Food Banks and Pantries. This is to fund the operations of their food pantry and their staff certifications. Also, to purchase any gap food purchased when their supplies runs short. Their budget for this program is \$75,000 and that is the amount that they're asking for. Their estimated beneficiaries is 2,500 individuals which includes the total pantry clients and program participants.

Ezio Community Development Services, Inc - This one we categorize as Other Public Services. The project will support the operation of a membership-based Tool Lending Library for certain communities and provide seed packets to expand existing gardens. The location is to be determined. The total budget is almost \$139,000 with their request being \$51,168.

County Executive Jennifer Bertino-Tarrant said, Martha, do you want questions at the end? Which would you prefer?

Martha said, at the end of each section if that would work. The estimated number of beneficiaries is 100.

BluePrint Agency - This would fall under mental health services. This would increase access to counseling and recovery services through staff expansion and the number of workshops conducted. Using funds to provide counseling, hire additional licensed counselors and enhance strategic planning for the impact of Will County residents. Their total budget is \$191,048.55 and they are requesting \$166,872 with an estimated 300 households to be served.

Joliet Latino Economic Development would fall under Employment Training providing essential resources, technical assistance, and guidance to entrepreneurs. Their total budget is \$300,000 and the award request is \$50,000 with an estimated number of beneficiaries as 150 people.

Prairie State Legal - The application type would fall under Fair Housing. The 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. The total budget is \$132,444 and their award request is \$100,000. The number of estimated beneficiaries wasn't included in the application.

Northern Illinois Food Bank - This would fall under Food Banks and Pantries again. It would be used to purchase and estimated 160,000 – 190,000 pounds 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 first serve basis. The total budget for this aspect of what they

provide is \$100,000 and that is the request for the full amount. The estimated number of beneficiaries is 83,000.

Will County Center for Community Concerns - Falling under the topic of housing counseling. This project will provide HUD certified housing counseling for low-income individuals to help them to stay housed. This could be anything from foreclosure prevention to financial literacy and their total budget is \$96,095 and the award request is \$77,000. The estimated number of beneficiaries is 200.

Holsten Human Capital Development - This is for senior services and services for persons with disabilities. This project will expand access to Great Access Program (GAP Program), which is assistance for seniors and individuals with disabilities. Funding will support staff supplies, and health and hygiene supply costs. The total budget is \$87,500 and the request is \$60,000. The estimated number of beneficiaries is 2,880 individuals. That would conclude the Community Services applications. Are there any questions on any of those?

County Executive Jennifer Bertino-Tarrant said, any questions? Alright. I have a couple. First one, what is a membership tool. You said Ezio came out with a membership tool? What exactly is that?

Martha Sojka, said, what they applied for is a tool lending library.

County Executive Jennifer Bertino-Tarrant said, so actual tools?

Martha Sojka said, yes.

County Executive Jennifer Bertino-Tarrant said, okay.

Martha Sojka said, tools and I think they mentioned kitchen appliances and if someone wanted access to borrow a tool or an application, they could do that if they are a member of the tool library

County Executive Jennifer Bertino-Tarrant said, is the money going to buy the equipment? Is that what the money is allocated towards?

Martha Sojka said, yes. The application doesn't identify a location so I don't think it exists yet. I do believe after speaking with the City of Joliet, they did apply for the City to construct the tool library. Jackie is here. She can speak to their CDBG applications that are for the City of Joliet. I don't know if the location is going to be in the city, which is useful to know.

County Executive Jennifer Bertino-Tarrant said, can you turn your mic on? Press your button really quick. Sorry, thank you. Is it working?

Martha Sojka said, do you want to come up here, Jackie?

Designee Jackie Lozada said, Ezio applied to City of Joliet CDBG funding to include the construction of updates to an existing garage and additional attachment to. The location is within the City of Joliet limits.

County Executive Jennifer Bertino-Tarrant said, alright. So, it is using Joliet's portion of the money or is it still asking for the County's portion?

Designee Jackie Lozada said so, that would City of Joliet for the construction alone.

County Executive Jennifer Bertino-Tarrant said, just to help me clarify, I assume they get the final say on this or do we consult with them when it is kind of their allocated money or no? What is the responsibility to fall with us?

Martha Sojka said, for the city's portion, they decide because it is CDBG.

County Executive Jennifer Bertino-Tarrant said, yeah, okay.

Martha Sojka said, the Tool Shed doesn't exist yet, so they are applying for the dollars to construct or expand. For our dollars, they are asking for the funds to actually buy the tools that would be in this lending library.

County Executive Jennifer Bertino-Tarrant said, alright.

Martha Sojka said, once we are doing staff recommendations and scoring, we will consult with the City.

County Executive Jennifer Bertino-Tarrant said, yeah. I don't know if we can answer this next question. I'm going to be very cautious because I don't want to disparage anyone here. I know we have new people here too. I know BluePrint was a new entity that we helped last year, wasn't it?

Martha Sojka said, correct.

County Executive Jennifer Bertino-Tarrant said, this is their second one?

Martha Sojka said, yes.

County Executive Jennifer Bertino-Tarrant said, I'm assuming we look at the response from last year; if they worked well with the department, if they completed their goals, and things along those lines.

Martha Sojka said, yes.

County Executive Jennifer Bertino-Tarrant said, do we also let them know since it is mental health, that we have a mental health board as well too.

Martha Sojka said, yes. Once we make our recommendations, we will direct them to other sources. We do have staff that participate in United Way reviews so we know some of these applicants also apply there. There is a lot of coordination making sure we're not duplicating benefits. It is not easy.

County Executive Jennifer Bertino-Tarrant said, I know and again sometimes they need them from multiple organizations to succeed. Then, I put PSL and I don't know what I meant.

Martha Sojka said, that's Prairie State Legal.

County Executive Jennifer Bertino-Tarrant said, oh there is it. That was just a note. Sorry, thank you.

Martha Sojka said, this one appears that they have a Fair Housing Grant that doesn't include Will County and these dollars would allow them to service in Will County. We do have some questions out to them as well for their application.

County Executive Jennifer Bertino-Tarrant said, you knew what I meant. Thank you. That's all.

Martha Sojka said, okay, so then we will move on to the Capital Improvements.

Speaker VanDuyne said, Madam Chair, may I? Last minute question and I apologize. Speaker VanDuyne. Good afternoon. Me being a new member, this might seem to be answered by everyone but me but these allocations for CDBG; does the application amount overseed what the original budget is? Do we have to decide? Is that our job here to decide?

Martha Sojka said, today is just to listen and to understand who applied and what they applied for. Staff scored the applications. We do two rounds of scoring. Each application has certain criteria that we look for and based on the scoring and how much money is actually available. At our next meeting, which is May 27<sup>th</sup>, we will come back to the Advisory Board with the staff recommendations. Staff recommendations take a lot of things into consideration like the funding that is available because these far exceeded the amount that we actually have, how well they scored on an application. Sometimes all of them score really well so then we will move onto what are the priorities in the strategic plan. We have a 5-year strategic plan that we use. Even then, they are very close. We will look at if they are a new applicant. We do encourage new applications over funding the same organization year to year. It is a series of considerations that are made before we come to the Advisory Board with the selections or recommendations.

Speaker VanDuyne said, alright. Thank you for that answer.

Martha Sojka said, yeah.

County Executive Jennifer Bertino-Tarrant said, and just so especially the Board Members know. This Board recommends to the County Board. Then, the County Board has the final vote. I think that is usually in July?

Martha Sojka said, yes, it has to be in July because we have an August 15<sup>th</sup> deadline for HUD to get the action plan in their system so that we don't lose the money. Okay.

Capital Improvements - At our last Advisory Board meeting, we did present a project that is a multi-year project. It is Capital Investment of water and sewer improvements to the South East Joliet Sanitary District. The end result of this project will be to transfer the system to the City of Joliet. It will follow a similar format as to what we did in Fairmont. The existing district is not financially functioning well and the system is in a lot of Capital Improvement needs and the best course of action for a long term sustainability and viability is to transfer it to the City. They would be responsible for the upkeep and Capital Improvements. The existing system as it is before it gets transferred is estimated to require just over \$14 million in improvements to connect to city water and sewer. At our last meeting, we identified that we will set aside \$600,000 for the next 5 years towards this project. It doesn't cover the full amount but we will continue to look for additional

resources, grant funds. I believe there are also ARPA dollars that are also going to be layered into the initial phase of work that is going to be needed. I think currently it is in the stages of intergovernmental agreement and identifying all of the funding sources. That is what we call a set-aside and that will happen for the next 5 years. Any questions on that? Maybe that is a bigger one so I will just pause here. Okay.

Easter Seals of Joliet applied for improvements to their pediatric center which is in need of a commercial generator to help mitigate some ongoing power outages. The total budget for the project is \$120,000 and they are asking for \$120,000. The estimated number of beneficiaries is 500 individuals. The Pediatric Center provides services to children with disabilities.

Frankfort Township - This is an application under Neighborhood Facilities. They are looking to construct a new 4,000 square foot freestanding, food pantry building. They have identified as a potential multi-year project. They have identified the total budget as \$600,000 with the award request being \$300,000. The estimated number of beneficiaries is 800.

Spanish Community Center - Another Neighborhood Facility is looking for dollars to repair both chimneys, complete tuckpointing and restoration of the brick making up the façade of the building, and installing six new windows. The total project costs \$196,198 and that is the full requested amount. The estimated number of beneficiaries is 9,500.

UCP-Center for Disability Services - This is a facility for persons with disabilities. They will install ADA-compliant automatic door openers on all classroom doors in the facility. The total budget is \$125,000 and the award request is \$100,000. The number of beneficiaries is 80.

Catholic Charities - Daybreak Shelter is a Homeless Facility. They are looking to improve the first floor of the Daybreak Shelter to include flooring and replacement of two commercial water heaters. The total budget is \$65,700 and the award request is for the same amount. The estimated number of beneficiaries is 490 individuals.

Senior Services of Will County - The application type is under Senior Center. This project will involve the rehabilitation of senior centers located at 251 N. Center St. and 349 S. Weber Rd. South Weber is their Ovation Center and North Center is the original Senior Services building. They are looking for parking lot and roof replacement at the Ovation Center in Romeoville. For the Center St. location, they are looking for improvements to the bathrooms and the parking lot. The total budget for those requests is \$790,000 and that is the amount that they are requesting. The estimated number of beneficiaries is 23,000.

City of Wilmington - Under Neighborhood Facilities, they will reroof at a city owned Brookside Building which is home to the Wilmington Lions Club, to add spaces for daycare purposes through cooperative agreement with Wilmington Park District. The total budget is \$67,250 and that is the amount that is requested. The estimated number of beneficiaries wasn't included in the application but we do have staff asking some questions on this one.

Village of Romeoville - This is an application for sidewalks. This project will remove/replace deficient sidewalk sections in order to be ADA compliant at the Romeoville Garden Apartments Independent Senior Housing Complex. The total project cost is \$50,000 and the award request is \$50,000. The estimated number of beneficiaries is 54 households. We also have some questions on this one that staff is asking for. That completes the Capital Improvement requests. Any questions on those?

Designee Jeannine Smith said, just so you have some information. The Lions Club in Wilmington has had a long term lease with the city. They are on a month-to-month right now. Out of that facility, however, there is a Meals for Wheels program. I was able to get some information from them. They provide meals to 237 residents on a regular basis. The Lions Club does loan our medical equipment to those in need. Last year, they loaned out 227 pieces of equipment. There are a number of others. It is a community building. It is open to whomever. They take donations but it is free to the residents for weddings, parties, whatever the rooms that are available. Just to give a little bit more information that I did not have at the time of application.

Martha Sojka said, so that information, if we could share that with...

Designee Jeanine Smith said, I've been sharing with Erin.

Martha Sojka said, okay. So, just to highlight some of the nuances of the CDBG grant. If it is a government owned building; we do have to document that it is used for the community. We can't spend CDBG on government services or offices. There is the burden of proof that we have to identify. CDBG regulations require that the use be in place for 5 years. Otherwise, the funds have to be repaid. When we have situations when there is a lease involved, we want to make sure that whatever the community use is will be in place for at least 5 years. Otherwise, you risk having to pay that money back. If the lease is with Lions Club or whoever the lease is with, it should identify the community use and that it will be in play for at least 5 years. Those are the things that we would need to verify to determine that the project is eligible.

Designee Jeanine Smith said, okay. Thank you.

Martha Sojka said, any other questions? Our next opportunity that was available is a combined CDBG/HOME. It is called Housing Services. It is primarily funded with HOME dollars. The CDBG portion is for the delivery or the program administration of that program. This would fall into play for a tenant based rental assistance. The direct assistance going to the client, or the tenant, or the resident would be funding out of HOME. The cost to administer the program for the agency would come out of CDBG. It is called the Housing Services program because it uses two funding sources. Tenant based rental assistance is one of the eligible activities. Will County Center for Community Concerns applied for a \$606,000 program where \$500,000 would be going directly to tenants needing rental assistance and \$106,000 would come from CDBG to administer the program. The estimated number of beneficiaries is 15-20 households over 2 years. So, tenant based rental assistance essentially helps the tenant pay their market rent. Whatever the portion is that they can't afford, that is the portion that the program will help pay. It helps make existing housing affordable

for income eligible families or households. Along the same lines, there is a downpayment assistance program that is also a program that can help make existing housing affordable. In this case, Will County Center for Community Concerns is requesting \$600,000 with \$500,000 coming from HOME to directly assist home buyers that are looking to purchase a home in Will County to help with down payment costs. Then, \$100,000 of that would be to administer the program. The estimated number of beneficiaries is 20 households.

Then, we did get a new application from Spanish Community Center to operate a tenant based rental assistance program. Their design of the program is to provide a one-time \$1,000 rental payment to income eligible household in an effort to stabilize their housing situation. They are asking for \$125,000 with \$100,000 going directly towards rental assistance and \$25,000 going towards staff costs to run the program. Their estimated number of beneficiaries is 100 in a year. That concludes the housing services request. Any questions on that? Okay.

Alright, then we will move on to our Home Funding source. The primary purpose of HOME is for affordable housing development or just for making affordable housing more attainable. We did get an application for the development of affordable housing from a new entity called Toro Construction Corporation. The application is to construct single-family homes and then to sell them to income eligible families. The locations of the lots have not been determined yet but they do plan on working with South Suburban Land Bank. They have identified 8 lots in Joliet. This project request is all in the City of Joliet. We will be working with the city on their recommendation for those dollars. Their total budget is identified as just over \$2.8 million and the award request is \$941,240. The estimated number of beneficiaries is 8.

Cornerstone Community Housing Development LLC - That is the CHDO that I referenced earlier. They applied under Multi-Family because they have some group homes that they own and operate. Two of them are in need of rehabilitation. This one is located in Crest Hill. The rehab would include a new roof, doors, and windows. The facility currently occupies 7 people with intellectual disabilities. The budget for the rehab is \$70,000 and that is how much they are requesting. Their second project is a group home in Shorewood which also includes replacing the roof, doors and windows and adding a parking lot and a retaining wall. The numbers of beneficiaries in that group home is 8. The total budget is \$134,000 and that is the amount that they are requesting. That concludes the Housing Development or Housing Rehab applications. Any questions on those? Speaker?

Speaker VanDuyne said, thank you. During the construction, in this particular category, since they are using government funds, are they required to pay prevailing wage to do all of the construction?

Martha Sojka said, yes.

Speaker VanDuyne said, thank you.

Martha Sojka said, any other questions? Okay. Emergency Solutions Grant. This grant is solely for addressing homelessness and it is the funding source that I mentioned that we don't get consistently every year. The application that we did receive for this funds is from Will/Grundy

Medical Clinic to do Street Outreach for unsheltered homeless families and individuals living on the streets or in their cars or places not meant for habitation. Their total budget for what they do in the space is \$671,875 and the amount that the award is available is for \$145,000. It is based on last year's estimate and the number of beneficiaries is 125 clients.

We did get another application under Emergency Solutions Grant that was food related. ESG is not related to food. It is for homelessness. So, this project was either applied for in the wrong category but this is how the application came in. It was from Partners in Hope in Illinois. Funding to be used to cover logistical costs identified as source shipping of donated food from multiple national food service and wholesale firms, cost of destination pickup and delivery, warehouse storage and distribution to pantry clients. This type of activity would be eligible under CDBG and it is scored in a similar way. We will likely score it but it is not eligible under ESG. The total budget for the program is \$700,000 and that is the amount that they are requesting. What they identified as the estimated number of beneficiaries is 600,000 individuals.

We did have a late application. I did want to share this because it is an application that was in AMPLE fund but it wasn't submitted by the deadline. It was an application from Crete Township. The application would fall under Parks and Recreation Facilities to develop a commercial kitchen facility. The project will service as a valuable resource for the community by providing a shared-use kitchen design to support local entrepreneurs, small businesses, and community-based organizations. The total budget for the project is \$550,000 and the award request is \$550,000. The estimated number of beneficiaries is just over 23,000 individuals. Because the application came in late and out of fairness to the other applications, we weren't going to include this in the review or this round of applications, but we would review it and have it as a backup project. Occasionally, we do have projects that were funded and don't move forward for a number of reasons and we sometimes have to reallocate those dollars. When we do that, it is done as a substantial amendment. It would require coming before the Advisory Board to do that but it at least gives us a project to potentially fund. We did want to review it and bring it to the Advisory Board's attention. I know we have the supervisor from Crete here. They did share their application and bring copies of their application. I just wanted to share that that was how we were going to handle the fact that it was submitted but not in AMPLE Fund on time. Any questions on that approach?

Township Supervisor Dettbarn said, I have a question on the ESG. I noticed on your master list, the applications, that you don't show us funding them at all because you're not sure we are going to get any funding at all on that. We only got \$149,000 last year. So, what happens if they just aren't funded? Or if we get any monies at all, will it just go towards one of those projects that you had suggested?

Martha Sojka said, so the ESG should be on the master list but maybe I missed that. So, ESG, if we don't get the funds then they don't get funded. That's all that we can do with that.

Township Supervisor Dettbarn said, okay. When do you get the final information on what you're going to be funded?

Martha Sojka said, so, the 2025 dollars were part of the containing resolution that was signed, I think, March 14<sup>th</sup>. Then, HUD has 60 days from that date to issue the allocations. We expect to get that May 13<sup>th</sup>, if that follows the process that was done last year. We would know by mid next week what the actual dollar amounts are and if ESG is part of that.

Township Supervisor Dettbarn said, do you anticipate any non-funding because of all of the cuts coming out of Washington?

Martha Sojka said, for this year, I think that the Continuing Resolution already secured the dollars that would be available in October. The President's budget for fiscal year 26 included CDBG and HOME to not be funded at all or eliminated. If that comes to fruition as it moves through the process for the following year, then there would not be dollars.

Township Supervisor Dettbarn said, wow. That's harsh.

Martha Sojka said, yes. So, HOME, CDBG and ESG would be completely eliminated in the 2026 budget recommendation.

Township Supervisor Dettbarn said, thank you.

Martha Sojka said, then, for HOME ARP, that is a special source of funding that came through COVID relief dollars. It was a unique program in that it combined homelessness and affordable housing. We've left the application as a rolling application. The last time that we had a submittal for pre-qualification was a housing authority, three-unit development. We're working with the housing authority to get that project to the level of getting into an agreement. This pre-qualification came in with Will Grundy Medical Clinic. They are looking to construct a 24-unit housing complex to provide affordable, stable, long-term residences for persons experiencing homelessness. It's basically a permanent supportive housing development. It's a concept that includes units, as well as wrap-around services for the individuals so that they have the other supports that they need in addition to a roof over their head. Their total budget for the 24-unit development is just over \$8 million. I know that they have applied to other sources, including the state, for the bulk of the rest of the dollars. They did get \$175,000 from the Institute of Supportive Housing Development to cover some of their pre-development costs. Their application with IDA, the state organization, is still progressing through their process. They are requesting \$800,000 from the HOME program. Our dollars are typically viewed as GAP financing. As soon as they get their approvals from the larger source of funding, which is the state funding. Then, it becomes more of a viable project for us. For the time being, they meet the qualifications for the pre-qualification, but we would like to keep them on the list to keep working with them. If they get their funding from the state, then we are ready to come in GAP financing. We will have this as an action item at our next Board meeting. This is just one that came in with the rest of the applications. Any questions on that HOME-ARP?

Designee Jackie Lozada said, is there a perspective location yet for that new construction?

Martha Sojka said, yes. It is located where the old Silver Cross hospital used to be. There is a parcel there. I think Silver Cross donated. Any other questions?

The next agenda item is just an update on the Consolidated Plan. Every 5 years, we are required to come up with a Consolidated Plan which is essentially a 5-year strategic plan. It identifies what the goals for the next five years will be. The draft of that document, in addition to the first-year action plan, will come before the Advisory Board and the public in the next couple of weeks. There is a 30-day public comment period. I just wanted to share some of the preliminary goals for the next 5 years.

Create New Affordable Housing - When we did our outreach with the community, that definitely always bubbles up in terms of the needs in the community. That is everything from building affordable housing; like actual units and also making existing housing more affordable in whatever ways we can. That's often with down payment assistance or rental assistance or security deposits, one-time assistance types of programs. We also heard quite a bit of requests or needs related to rehab of existing units. A lot of our housing stock in Will County is older housing stock. We also have an aging population. Those two things are creating units that need rehabilitation and households that need help with rehabilitations. That continues to be a need in Will County.

Improvement of Community Services, particularly around stabilizing housing. It's a lot easier to keep someone in their house, rather than having them lose their housing and having to find a new place for them. As much as can be done to stabilize it, whether that is financial literacy, one time assistance, long term assistance. Those types of programs go a long way. Also, eviction mediation, things like that. Improve self sufficiency and address health and wellness.

Reduce Homelessness, a lot of that will come from our ESG. It is dependent on whether or not we get those dollars. If those dollars do come, it would come with the goal of shelter services. We only have one shelter for the entire county. So, improving their ability to provide services in the county is beneficial as well as housing assistance and street outreach to connect individuals that are on the street with services that may be available to them.

Then, just generally improving neighborhood conditions. That is really looking at the built environment. Everything from water and sewer, which we continue to have challenges, particularly in lower income areas that have aging systems. We will also look at streets, sidewalks, community facilities and demolitions of abandoned homes.

Those are just some of the preliminary goals that are going to be in the Consolidated Plan and those goals will help direct how much is spent for the next 5 years; assuming there are dollars the next 5 years. Just some guidelines in terms of how they will be spent. That's it for the Consolidated Plan. Any questions on that process or next steps? Okay, so that's it for that. I missed the last agenda slide. The announcements being that our next meeting is May 27<sup>th</sup> at 1 o'clock. We will have the draft Consolidated Plan, staff recommendations for the funding of the projects that you heard about today, and an action plan. That will be solidified in a documents so that it can go before the County Board at the July meeting, so we can meet our deadline for August 15<sup>th</sup> submittal to HUD. That's all I have.

County Executive Jennifer Bertino-Tarrant said, thank you. Just a reminder, on May 27<sup>th</sup>, that's when we will be voting on the actual projects.

Martha Sojka said, correct.

County Executive Jennifer Bertino-Tarrant said, alright. Please get that in your calendar if you can. We are now moving onto public comment. Please join us up here for public comment.

Martha Sojka said, did you want those shared?

Crete Township Supervisor Michael Liccar said, oh, yes.

County Executive Jennifer Bertino-Tarrant said, hello supervisor

Crete Township Supervisor Michael Liccar said, I'll be quick. Hello, I'm Michael Liccar and I'm the supervisor of Crete Township. As Martha rightly stated, our application came in late. It was my fault that it was late. I apologize for that. The only reason I could tell you is because we never applied for CDBG grants, ever. We've never received those. Also, trying to get used to the AMPLE Funds System and what not, which I'm not really an expert at. Nonetheless, our application and the support which you are receiving hard copies on, were in fact in the system at the end of March, before March 28<sup>th</sup>. It is a very important project, particularly for Crete Township. Not only have we never received CDBG funds, but it is an area where we had not really requested much in the way of grants and what not in our history. The township, of course, is kind of on the outskirts of Will County. We are looking for a commercial kitchen project, not only as an incubator for small businesses. It could also be used for educational purposes. We also provide meals on an intermittent basis to our seniors. Something could be utilized for that. In addition to that, we're also entering into an agreement, we met with twice, with Will County Emergency Management agency to have the new Crete Township Community Center, which we just acquired in October of last year. It is a 32,000 square foot building, formally owned by Sertoma Star, which was a non-profit that provided training for those with mental and physical disabilities, job training. That's what the building was originally for. We are entering into an agreement with Emergency Management Services to provide the Community Center to be an emergency center for the area. In addition to that, we are also in discussions now with Will County Health and this project that they would ducktail very nicely with all of these initiatives that we're putting in. I don't want to keep you too long. I will give you my apologies. I would ask that, if you would at least consider our project as part of the rating system. I'm sorry, I tried to hit the submit button on Friday, the 11<sup>th</sup> at 11:00am, instead of at midnight on the 9<sup>th</sup>, the Wednesday before. That was my fault. So, I apologize for that but we would appreciate if you would at least consider this as an important project for our area and the first time that we've ever asked for or requested or even applied for CDBG funds. Thank you.

Township Supervisor Dettbarn said, I do have to agree. I think the online application system is very hard. I tried to look at it last year and I was like, it's not friendly. I would suggest that we look at that. Thank you.

County Executive Jennifer Bertino-Tarrant said, alright. I think we're good. With that, I need a motion to adjourn.

Speaker VanDuyne said, motion.

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

County Board Member Williams said, second

County Executive Jennifer Bertino-Tarrant said, seconded by Williams. All in favor? Any opposed? Motion carries. We will see you all on May 27<sup>th</sup> at 1:00pm. Thank you very much everyone for your time.



**WILL COUNTY, ILLINOIS**

# ***CDBG/HOME ADVISORY BOARD***

*Monday, May 5, 2025*

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*Martha Sojka, Director  
Community Development Division*



# PROGRAM YEAR 2025 - AGENDA

**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



# 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
- ESG Funds = 2 Applications, \$845,000



# 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

- \$358,759

### • Admin

- \$71,747

### • Beneficiaries

- to be determined



# CDBG COMMUNITY SERVICES OPPORTUNITY



# 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

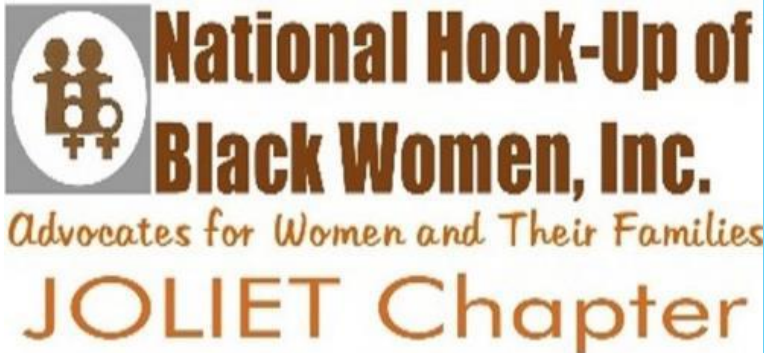


# APPLICATION SUMMARIES

## 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 programing 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 membership based Tool Lending Library for certain communities and provide seed packets to expand existing gardens. Location to be determined.

- 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



# CDBG CAPITAL IMPROVEMENTS OPPORTUNITY



# APPLICATION SUMMARIES

## CDBG CAPITAL IMPROVEMENTS

Will County set aside

Application Type

- 03J Water/Sewer Improvements

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. Parking lot & roof at Ovation Center. Center St. bathrooms and parking lot.

- 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



# CDBG/HOME HOUSING SERVICES OPPORTUNITY



# 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 \$1,000 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



# HOME – HOUSING DEVELOPMENT/REHAB OPPORTUNITY



# 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



# ESG – EMERGENCY SOLUTIONS GRANT OPPORTUNITY



# 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





# LATE APPLICATION SUMMARY

## CDBG CAPITAL IMPROVEMENTS

### Applicant

- Crete Township

### Application Type

- 03F Parks,  
Recreational Facilities



### Project need and summary

To develop a commercial kitchen facility. Project will serve as a valuable resource for the community by providing a shared-use kitchen designed to support local entrepreneurs, small businesses, and community-based organizations.

### • Total Budget

- \$550,000

### • Award Request

- \$550,000

### • Estimated number of beneficiaries

- 23583 individuals



# 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 Development
  - ✓ 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.

\$8,500,000

Requesting \$800,000



# PROGRAM YEAR 2025

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



# CONSOLIDATED PLAN- PRELIMINARY GOALS



Create New Affordable Housing

Build affordable housing (rental & special needs)



Make Existing Housing Affordable

Provide downpayment assistance, tenant based rental assistance



Improve Condition of Housing Stock

Rehab housing (rental & special needs)



Improve Community Services

Stabilize housing, improve self-sufficiency, address health & wellness



Reduce Homelessness

Shelter services, housing assistance, street outreach



Improve Neighborhood Conditions

Water / Sewer, Stormwater, Streets / Sidewalks, Community Facilities, Demolitions



THANK YOU



# MEMO

## WILL COUNTY ILLINOIS

LAND USE DEPARTMENT

JENNIFER BERTINO-TARRANT  
WILL COUNTY EXECUTIVE

MARTHA SOJKA  
COMMUNITY DEVELOPMENT DIVISION DIRECTOR

P. (815) 774-3364  
F. (815) 774-7895  
E. msojka@willcountylanduse.com

Community Development Division  
158 North Scott Street  
Joliet, IL 60432

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TO: CDBG/HOME Advisory Board

FROM: Martha Sojka

DATE: May 20, 2025

RE: Program Year 2025 Action Plan project selections

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### HUD allocations and requests for funding

HUD released the Program Year 2025 allocations for the County on May 13, 2025.

	PY2023	PY2024	PY2025	PY2025 Requests in Applications
CDBG	\$2,082,346.00	\$2,063,056.00	<b>\$2,089,349.00</b>	\$3,539,537.82
HOME Consortium	\$1,401,561.00	\$1,157,439.00	<b>\$1,181,190.15</b>	\$2,245,240.00
ESG	0	\$149,484.00	<b>\$149,788.00</b>	\$845,000.00

### Reallocation of funds

Habitat for Humanity was awarded \$800,000 in Program Year 2021 for the development of 10 affordable units in Elwood. Habitat also applied for ARPA funds through the County and were awarded \$2.5M for the development of affordable units. Habitat chose to layer the ARPA funds into the Elwood project, which now will result in CHDO Proceeds (~\$2M) from the Elwood project. Because of timeliness issues and because CHDO Proceeds are required to be put back into the development of new affordable units, staff is recommending a reallocation of funds the following prior year HOME funds awarded to Habitat:

- Program Year 2022 HOME award for \$525,000 for the 3 Joliet units
  - 1221 Chippewa
  - 1227 Chippewa
  - 419 High St
- Program Year 2023 HOME award for \$60,234.15 and PY24 award for \$86,200
  - 214 Dellwood

Staff is recommending that Habitat for Humanity use CHDO Proceeds generated from the Elwood project for the development of the units listed above. City of Joliet staff concur with the recommendation for their HOME Consortium allocation (\$525,000). ARPA project managers for the Elwood project concur with the recommendation. Staff is recommending that reallocated funds go to collectively fund PY2025 requests for Tenant Based Rental Assistance Program and the Downpayment Assistance Program.

### **Staff Funding Recommendations**

Staff funding recommendations are made based on available funds, eligibility, application composite scores, meeting Consolidated Plan goals and priorities. Additionally, new applicants are taken into consideration, availability of other funds and readiness to proceed are also evaluated to ensure timely expenditure of funds. Funding recommendations include \$125,000 of reallocated CDBG funds (cancelled microenterprise program, HOMER township project balance) and \$671,434,15 of reallocated HOME funds (Habitat PY22,23 and 24 funds) for 4 affordable housing units. See attached CDBG, HOME, ESG staff Recommendations.

### **CDBG Program**

#### *Community Services*

The requests for community service projects exceeded the 15% public service cap, therefore not all projects are recommended for funding. Eleven applications were received, amounting to \$908,699.82 in requests. Applications that received scores of 90 or higher and met the goals of the Consolidated Plan are recommended for funding. Recommended projects include:

- Catholic Charities: Homeless Services
- National Hook-up of Black Women: Project 100 Labor of Love
- Northern Illinois Food Bank: Food assistance to Will County member pantries
- Will County Center for Community Concerns: Housing Counseling

#### *Capital Improvements (public infrastructure & community facilities)*

The requests for public infrastructure and community facility improvements exceeded the amount available. Projects that are set a-sides, and those that scored well in the application criteria were recommended for funding.

The set aside requests recommended for funding include the following:

- Will County set-aside: City of Joliet Southeast Joliet Sanitary District for \$600,000 (part of a multi-year commitment) to initiate the transfer of the system and make needed repairs
- Will County set-aside: Repayment of IEPA loan for Ridgewood improvements

Eight (8) CDBG projects recommended for funding due to score, need and project readiness include:

- Bolingbrook: Joint agreement allocation amount (minus admin) for water treatment building

- UCP Center for Disability Services: New applicant, fully funded for ADA improvements to classrooms
- City of Wilmington: Fully funded for Brookside community center reroof
- Will County Center for Community Concerns – fully funded, combined grant with HOME program for housing services to support the program delivery costs
  - Home Downpayment Assistance Program
  - Tenant-based Rental Assistance program

Second tier with tied scores, recommend partial funding

- Spanish Community Center: New applicant, partially funded for community facility improvements including chimney repair and window replacement.
- Daybreak Center: Partially funded, capital improvements to the shelter

Five (5) projects determined ineligible, inconclusive, not meeting a need and/or demonstrating other sources available:

- Village of Romeoville, sidewalk improvements at housing development – The project is ineligible because the sidewalks are privately owned.
- Senior Services of Will County, community facility improvements – Funding request exceeded allocation amount. Improvements were requested for both Senior Services locations. The City of Joliet location, has been on the market which would make it ineligible for funds (same use has to be in place for 5 years) Additional information also needed from the Romeoville location to determine eligibility because the building is used for more than just Senior Services. Additionally, the amount requested did not allow for partial funding consideration.
- Ezio Community Development Services, tool lending library – Application had conflicting information, and the program design was problematic and does not align with needs identified in the Consolidated Plan. Applicant also applied for funding through the City of Joliet CDBG for the construction of the shed and it is not recommended for City funding.
- Easterseals Joliet, generator for community facility– applied for funding through the City of Joliet CDBG and is being recommended by the City for funding.
- Frankfort Township, development of new food pantry – application indicated that funds were available for the development

### **HOME Program**

The request for HOME funds exceeded what is available. Staff reviewed and scored the applications and are recommending projects based on the application score, readiness to proceed and ability to meet Consolidated Plan goals.

#### *HOME Housing Services*

One (1) project and/or applicant was deemed ineligible:

- Spanish Community Center: HOME funded TBRA funds cannot be used for past due rent or as emergency rent assistance.

Two (2) HOME programs are recommended for funding.

- HOME DPA Program with Will County Center for Community Concerns (cooperatively funded by Consortium) including reallocated amount (subject to approval)
- HOME Security Deposit Program with Housing Authority of Joliet (cooperatively funded by Consortium) ) including reallocated amount (subject to approval)

*Housing Development*

One (1) HOME development project recommended for funding.

- Toro Construction Project is in the City of Joliet and is support by City staff. The application exceed to allocation amount. Recommend funding at the amount available for City allocation.

Two (2) HOME CHDO Reserve projects were submitted and recommended for funding:

- Cornerstone Services Inc., fully fund group home rehab in Crest Hill
- Cornerstone Services Inc., partially fund group home rehab in Shorewood

**ESG Program**

The County received an Emergency Solutions Grant (ESG) allocation for Program Year 2025. ESG is meant to address homelessness and homeless prevention. The County encouraged homeless services provided to discuss and identify the most critical need and to apply accordingly. The most critical need identified was street outreach. Will Grundy Medical Clinic applied for street outreach. The grant limits the amount of funds for street outreach to 60% , therefore the balance of funds will go towards rapid rehousing activities.

Partners in Hope submitted a \$700,000 application request for food distribution through the ESG opportunity, which is not an eligible activity under ESG. It was considered for CDBG, but did not score high for consideration and the amount requested did not allow for partial funding consideration.

**HOME-ARP Program**

The County initiated a pre-qualification application for HOME-ARP activities. We had three (3) entities submit pre-qualification applications three (3) letters of interest. Staff will work with qualified entities listed below on project details and agreements.

<b>Pre-qualified</b>	<b>Non congregate Shelter</b>	<b>Rental Units</b>	<b>Supportive Services</b>
Catholic Charities	Non congregate shelter (location TBD) \$600,000		
Housing Authority of Joliet		New construction of 3 units \$270,000	
Will Gundy Medical Clinic		The Wellness Village Development of	

		Permanent Supportive Housing units \$800,000	
<i>Interested</i>			
Veterans Assistance Commission		Development of new rental units	
Toro Construction Corp		Development of new rental units	
Morningstar Mission		Acquisition of scattered site housing	

PY2025 CDBG Staff Recommendations						
	CDBG	Applicant	Project	Amount Requested	Village of Bolingbrook	Will County
PY2024 Allocation	\$ 2,089,349.00				\$ 369,424.00	\$ 1,719,925.00
20% admin	\$ 417,869.80				\$ 73,884.80	\$ 343,985.00
Prior Year Reallocated	\$ 125,000.00					\$ 125,000.00
	\$ 1,796,479.20				\$ 295,539.20	\$ 1,500,940.00
	Set Aside	Will County Set Aside	IEPA Loan Repayment - Ridgewood	\$ 110,690.00		\$ 110,690.00
		Will County Set Aside	Southeast Joliet Sanitary District	\$ 600,000.00		\$ 600,000.00
		Bolingbrook Set Aside	Infrastructure	\$ 295,539.20	\$ 295,539.20	
	Public Infrastructure	Village of Romeoville		\$50,000.00		\$ -
	Community facility	Easterseals Joliet Region, Inc.	Generator	\$120,000.00		\$ -
		Frankfort Township	Food Pantry Building	\$300,000.00		\$ -
		Spanish Community Center	Building Enhancement Project	\$196,198.00		\$ 81,200.00
		UCP-Center for Disability Services	ADA-Compliant Automatic Classroom Doors	\$100,000.00		\$ 100,000.00
		Daybreak Center Capital Improvement Pro	Capital Improvement Project	\$65,700.00		\$ 38,800.00
		Senior Services Center Facilities Improvem	Facilities Improvement	\$790,000.00		\$ -
		Brookside	ReRoof	\$67,250.00		\$ 67,250.00
	Housing Rehab					\$ -
	Affordable Housing Programs	WCCCC	HOME TBRA Program	\$ 100,000.00		\$ 100,000.00
		WCCCC	Home DPA Program	\$ 106,000.00		\$ 106,000.00
					\$ 295,539.20	\$ 1,203,940.00
15% Public Service Cap	\$ 313,402					
	Community services	ShareFest Will County		\$158,659.82		
		CASA of River Valley -Child Housing Stability		\$25,000.00		
		Emergency Services and Homeless Prevention Expansion Program		\$45,000.00		45,000.00
		Project 100-Labor of Love Food Pantry		\$75,000.00		75,000.00
		Ezio Community Development Services		\$51,168.00		
		BluePrint Agency NFP		\$166,872.00		
		LEDA Small Business Navigator Program		\$50,000.00		
		Will County Fair Housing Project		\$100,000.00		
		Northern Illinois Food Bank		\$100,000.00		100,000.00
		WCCCC Housing Counseling Program		\$77,000.00		77,000.00
	Greater Access Program (GAP)		\$60,000.00			
Total Public Service						297,000.00
Total Other						1,796,479.20

**PY2025 HOME Consortium Staff Recommendations**

	HOME CONSORTIUM	Applicant	Project	Amount Requested	City of Joliet	Will County
<b>PY2025 Allocation</b>	<b>\$ 1,181,190.15</b>				<b>\$ 425,228.45</b>	<b>\$ 637,842.68</b>
<i>10% admin</i>	<b>\$ 118,119.02</b>					
<i>15% CHDO Reserve</i>	<b>\$ 177,178.52</b>				<i>\$ 70,871.41</i>	<i>\$ 106,307.11</i>
	<b>\$ 1,063,071.14</b>					
<i>Reallocated</i>	<i>\$ 671,434.15</i>				<i>\$ 525,000.00</i>	<i>\$ 146,434.15</i>
					<b>\$ 950,228.45</b>	<b>\$ 784,276.83</b>
<b>Available for funding</b>	<b>\$ 1,734,505.29</b>					
	CHDO	Cornerstone Services CHDO	Group home rehab, Brookforest, Shorewood	\$ 134,000.00		\$ 107,178.52
		Cornerstone Services CHDO	Group home rehab, Crest Hill	\$ 70,000.00		\$ 70,000.00
						<b>\$ 177,178.52</b>
	HOME	Toro Construction	Single Family Development (8 units) Joliet	\$ 941,240.00	\$ 425,228.45	
		WC Center for Com Concerns	DPA	\$ 500,000.00	\$ 250,000.00	\$ 250,000.00
		WC Center for Com Concerns	TBRA	\$ 500,000.00	\$ 250,000.00	\$ 250,000.00
		Housing Authority	PY24 Security Deposit amendment		\$ 25,000.00	\$ 107,098.32
<b>Total</b>						<b>\$ 1,734,505.29</b>

PY2025 ESG Staff Recommendations					
	ESG	Applicant	Project	Amount Requested	Amount recommended
PY2025 Allocation	\$ 149,788.00				
<i>Admin (7.5%)</i>	\$ 11,234.10				
<i>Will County Admin</i>	\$ 4,788.00				
		Will Grundy Medical Clinic	<i>Homeless Street Outreach (60%), rapid rehousing and admin</i>	\$ 145,000.00	\$145,000 (\$6,446.10)
		Partners in Hope	<i>Food pantry distribution logistics</i>	\$ 700,000.00	0
<b>TOTAL</b>	<b>\$ 149,788.00</b>				

**HOME-ARP Projects**

<b>Pre-qualified</b>	<b>Non congregate Shelter</b>	<b>Rental Units</b>	<b>Supportive Services</b>
Catholic Charities	Non congregate shelter (location TBD) \$600,000		
Housing Authority of Joliet		New construction of 3 units \$270,000	
Will Gundy Medical Clinic		The Wellness Village 24-unit Development of Permanent Supportive Housing units \$800,000	
<b><i>Interested</i></b>			
Veterans Assistance Commission		Development of new rental units	
Toro Construction Corp		Development of new rental units	
Morningstar Mission		Acquisition of scattered site housing	