



MEMO

WILL COUNTY ILLINOIS

LAND USE DEPARTMENT

JENNIFER BERTINO-TARRANT
WILL COUNTY EXECUTIVE

MARTHA SOJKA
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Community Development Division
158 North Scott Street
Joliet, IL 60432

TO: CBDG/HOME Advisory Board
FROM: Martha Sojka
DATE: April 14, 2026
RE: CDBG/HOME Advisory Board Meeting

Minutes from February 25, 2026 meeting. Attached
Staff Report
Allocation Overview

| CDBG | TOTAL | Will County | Bolingbrook |
|------------------------------|----------------|-----------------------|-----------------------|
| Allocation | \$2,182,047.00 | \$1,790,623.00 | \$391,424.00 |
| Admin (20%) | \$436,409.40 | \$358,124.60 | \$78,284.80 |
| Public Service (15%) | \$327,307.05 | \$268,593.45 | \$58,713.60 |
| Available for funding | | \$1,432,498.40 | \$313,139.20 |
| | | | |
| HOME | TOTAL | Will County | City of Joliet |
| Allocation | \$1,181,448.51 | \$708,869.11 | \$472,579.40 |
| Admin (10%) | \$118,144.85 | \$70,886.91 | \$47,257.94 |
| CHDO (15%) | \$177,217.28 | \$106,330.37 | \$70,886.91 |
| Available for funding | | \$637,982.20 | \$425,321.46 |
| | | | |
| ESG | TOTAL | | |
| Allocation | \$151,163.00 | | |
| Admin (7.5%) | \$11,337.23 | | |



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Consolidated Plan goals & application review criteria



CONSOLIDATED PLAN- GOALS

| | | |
|---|------------------------------------|--|
|  | Create New Affordable Housing | Build /acquire housing (rental, homebuyer & special needs) |
|  | Make Existing Housing Affordable | Provide downpayment assistance, tenant based rental assistance |
|  | Improve Condition of Housing Stock | Rehab housing (rental, homeowner & 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 |

Application Scoring Criteria

| Evaluation Category | Evaluation Criteria | Points |
|--|---|--------|
| A. Program need, impact and clientele | Applicants will receive scores ranging from 0 to 20 points based on the demonstration of need, impact and beneficiaries served. | 20 |
| B. Program operations and administration | Applicants will receive scores ranging from 0 to 20 points based upon the thoroughness of the proposed operations and administration of the Program. | 20 |
| C. Program outcomes and evaluation | Applicants will receive scores ranging from 0 to 15 points for demonstrating attainable goals, measurable outcomes, and effective evaluation methods. | 15 |
| D. Budget and leveraged funds | Applicants will receive scores ranging from 0 to 15 points based on the accuracy, cost reasonableness and legitimacy | 15 |



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| | | |
|----------------------------|---|-----|
| | of the proposed budget and the amount of leveraged resources. | |
| E. Capacity and experience | Applicants will receive scores ranging from 0 to 15 points based on demonstration of adequate capacity, financial management and prior experience with grant funds. | 15 |
| F. Strategic alignment | Applicants will receive scores ranging from 0 to 15 points based on alignment with the Con Plan or other community plan / initiatives. | 15 |
| TOTAL | | 100 |

Evaluation Criteria



SCORING CRITERIA & EVALUATION OVERVIEW



Applications Scoring Criteria

Evaluating eligibility, need, capacity, operations, financial management



Meeting Con Plan Goals & National Objectives

Ability to meet identified objectives and goals; 5 year plan for meeting goals



Prior Funding & Timeliness

Review history & status of prior funding



Risk Assessment

Review risks for existing & new



Leverage & Other Sources

Committed vs. pending sources



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Applications Received

Below is a summary of the applications received, and the details are available in the enclosed spreadsheet

APPLICATIONS RECEIVED

- CDBG Funds = 40 applications, \$7,873,038.40
 - 15% Public Service Cap = 16 applications, \$2,533,071.20
- HOME Consortium Funds = 5 applications, \$1,748,250
 - 15% CHDO Reserve = 1 application, \$220,000
- ESG Funds = 3 Applications, \$426,000

Announcements:

Save the Dates:

- **May 6, 2026 at 10:00 am** - Advisory Board Meeting – staff recommendations

| Opportunity | Applicant | CDBG Amount | ESG Amount | HOME Amount | Scope |
|---------------------------|-----------------------------------|-----------------------|---------------------|-----------------------|--|
| Community Services | Northern IL Food Bank | \$100,000.00 | | | Funding to purchase food items not commonly donated for distr to food-insecure residents throughout network of pantries and group homes in Will County |
| Community Services | Salvation Army | \$300,000.00 | | | Operate a food pantry serving Joliet area |
| Community Services | National Hook Up | \$93,000.00 | | | Provide consistent access to nutritious food for residents of the food-insecure Preston Heights community |
| Community Services | Illinois Partners in Hope | \$100,000.00 | | | Increase the number of families and food pantries they are able to serve in Will County |
| Community Services | Loaves & Fishes | \$39,999.00 | | | Purchase and distribution of food, directly benefitng low income residents in northern Will Cuntly |
| Community Services | Sharefest | \$59,030.40 | | | Funds for 2 staff to support pantry operations located in New Lenox |
| Community Services | WCCCC | \$77,000.00 | | | Operational costs for housing counseling for Will County residents throuh HUD certified housing counseling agency |
| Community Services | Catholic Charities | \$45,000.00 | | | Operations for a program that provides emergency services and housing asst to prevent and end homelessness |
| Community Services | CASA | \$25,000.00 | | | Part time advocate supervisor who will work with DCFS involved homeless families to serve additional 35 children this yr |
| Community Services | Blueprint Agency | \$25,956.00 | | | Maintain a 12 month lease to offer women resources and behavior health services & enhance acess to trauma informed care |
| Community Services | Holsten Human Capital Dev | \$74,769.40 | | | Operational costs for assisting seniors through mental health sessions, counseling, cooking classes and social connection |
| Community Services | 2morrow Startz 2 Day Inc | \$25,000.00 | | | Funds for operations for a program to increase public health prevention & intervention mechanisms that improve development for youth age 11-24 in Will County, |
| Community Services | Family International Outreach | \$1,500,000.00 | | | Funds for operations to support neighborhood transformation by addressing and resolving conflicts that contribute to increased delinquent activities. |
| Community Services | Give Something Back | \$25,000.00 | | | Trauma informed youth coaching and mentoring programing, monthly coaching and workshops |
| Community Services | Recovery Community Center | \$30,000.00 | | | Funds to support Recovery Access and Stabilization Program serving those impacted by substance use disorder. |
| Community Services | Stepping Stones | \$13,316.40 | | | Support replacement of failing air conditioning units at main office and conference center |
| | | \$2,533,071.20 | | | |
| Capital Improvements - PI | Bolingbrook Allocation | \$313,139.20 | | | Bolingbrook sub-allocation |
| Capital Improvements - PI | Lockport Township | \$686,800.00 | | | Phase 2 drainage improvements for north watershed |
| Capital Improvements - PI | Lockport Bonnie Brae | \$1,000,000.00 | | | Water main infrastructure, sidewalk repair and/or drainage issues in Bonnie Brae- 18 month project |
| Capital Improvements - PI | Village of Romeoville | \$1,000,000.00 | | | Hampton Park Water Main replacement |
| Capital Improvements - PI | WCSA IEPA repayment | \$110,500.00 | | | IEPA Loan repayment for Ridgewood improvements |
| Capital Improvements - PI | WCSA SEJSD | \$600,000.00 | | | Year 2 in 5 year commitment ot support water and sewer transfer |
| Capital Improvements - PF | Joliet Junior College | \$250,000.00 | | | Help construct a permanent on campus live fire training tower to address critical firefighter training and workforce needs |
| Capital Improvements - PF | Catholic Charities | \$63,547.00 | | | Replace two grinder pumps at Daybreak |
| Capital Improvements - PF | United Cerebral Palsy | \$110,000.00 | | | Replacement and modernization of critical interior and exterior door systems |
| Capital Improvements - PF | Sertoma Star Services | \$97,390.00 | | | Modifying two CILAS in crete to meet ADA standards |
| Capital Improvements - PF | Easterseals | \$95,920.00 | | | Repair of two bathrooms in gorup home for people with dasabilities |
| Capital Improvements - PF | Little Friends, Inc. | \$91,980.00 | | | Housing Rehab- support necessary safety, accessibility and sustainability renos to one of the group homes (kitchen and bathroom) in Naperville which supports 4 women over 70 with intellectual disabilities |
| Capital Improvements - PF | Sharefest | \$33,800.00 | | | HVAC Installation at warehouse in new lenox |
| Capital Improvements - PF | Crete Township | \$326,499.00 | | | Construction of shared space certified commercial kitchen, located at Crete Township Community Center |
| Capital Improvements - PF | National Hook Up | \$208,820.00 | | | Renovating bathrooms, installing ADA sinks, replacing outdated flooring, adding air conditioning and security doors |
| Capital Improvements - PF | Rubys Intergenerational Day Care | \$122,000.00 | | | Demolition, carpentry, plumbing, installation of hot water heater, electrical, replace doors, installation of fencing and flooring |
| Housing Services | WCCCC | \$31,878.00 | | | assist to fund a casemanager for current Tenant Based Rent Assistance program |
| Housing Services | WCCCC | \$100,000.00 | | \$500,000.00 | Down Payment Assistance program |
| Housing Services | WCCCC | \$41,944.00 | | \$234,000.00 | Security Deposit Program |
| Housing Services | Trinity Services | \$55,750.00 | | \$194,250.00 | Tenant Based Rent Assistance program- 2 years |
| | | \$5,339,967.20 | | | |
| Multi Family Development | Cornerstone Service-1710 Oneida | | | \$220,000.00 | Rehab group home to include installation of new fire alarm system and replace roof, flooring, four bathrooms will be renovated |
| Multi Family Development | Casanova Dev LLC- Lincoln Prairie | | | \$600,000.00 | New Construction Senior housing multi-family 47-unit (3 Floating HOME) in New Lenox- |
| | | | | \$1,748,250.00 | |
| ESG | WGMC | | \$142,000.00 | | Street Outreach |
| ESG | Trinity Services | | \$142,000.00 | | Rapid re-housing and homeless prevention |
| ESG | Guardian Angel Home | | \$142,000.00 | | provide rapid re-housing services; rental assistance, housing search and placement and case management |
| | | | \$426,000.00 | | |

| | | | | | |
|--|-------------------------------------|-----------------------|---------------------|-----------------------|--|
| | | | | | |
| | Total Requests | \$7,873,038.40 | \$426,000.00 | \$1,748,250.00 | |
| | PY 2026 Allocations | \$2,182,047.00 | \$151,163.00 | \$1,181,448.51 | |
| | <i>Admin</i> | \$436,409.40 | \$11,337.23 | \$118,144.85 | |
| | | | | | |
| | <i>Bolingbrook - included in WC</i> | \$391,424.00 | | | |
| | <i>Public Service/CHDO limits</i> | \$327,307.05 | | \$177,217.28 | |

Will County CDBG/HOME Advisory Board Meeting

MINUTES

Wednesday, February 25, 2026, 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

On behalf of Mayor D'Arcy – Designee Becky DeGroat

On behalf of Mayor Alexander-Basta – Designee Lucas Rickelman

Mayor Dietz

Chief Executive Officer Simelton

Will County Center for Community Concerns Executive Director – Michelle Allen

Township Supervisor Dettbarn

Crete Trustee Katrina Seifert

County Executive Jennifer Bertino-Tarrant said, we're going to call this meeting to order. Can we please rise for the Pledge of Allegiance?

County Executive Jennifer Bertino-Tarrant said, thank you. We're going to have Miss Scheuber call the roll please. Thank you.

Kelly Scheuber said, County Executive Jennifer Bertino-Tarrant? *(inaudible in recording)*

County Executive Jennifer Bertino-Tarrant said, present.

Kelly Scheuber said, County Board Speaker VanDuyne?

County Board Speaker VanDuyne said, present.

Kelly Scheuber said, County Board Member Williams?

County Board Member Williams said, present.

Kelly Scheuber said County Board Member Richmond?

County Board Member Richmond said, present.

Kelly Scheuber said, on behalf of Mayor D'Arcy, Designee Becky DeGroate?

Designee Becky DeGroate said, present.

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

Designee Lucas Rickelman said, present.

Kelly Scheuber said, Mayor Dietz?

Mayor Dietz said, present.

Kelly Scheuber said, Chief Executive Officer Simelton?

Chief Executive Officer Simelton said, present.

Kelly Scheuber said, Will County Center for Community Concerns Executive Director Michelle Allen?

Will County Center for Community Concerns Executive Director Michelle Allen said, present.

Kelly Scheuber said, Township Supervisor Dettbarn?

Township Supervisor Dettbarn said, present.

Kelly Scheuber said, Township Supervisor Crouner? (absent)

Kelly Scheuber said, Township Supervisor Zapien? (absent)

Kelly Scheuber said, Crete Trustee Katrina Seifert?

Crete Trustee Katrina Seifert said, present.

Kelly Scheuber said, thank you.

County Executive Jennifer Bertino-Tarrant said, how many members is that?

Kelly Scheuber said, eleven.

County Executive Jennifer Bertino-Tarrant said, eleven members present. We have a quorum. I need to get a motion to place Certificate of Publication on file.

Township Supervisor Dettbarn said, motion.

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

County Board Speaker VanDuyne said, second.

County Executive Jennifer Bertino-Tarrant said, seconded by VanDuyne. All in favor? Any opposed? Motion carries. Up next, I need the approval of Minutes that were sent out prior to this meeting. Do I have a motion to approve the Minutes from May 27, 2025?

County Board Member Williams said, motion.

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

Township Supervisor Dettbarn said, second.

County Executive Jennifer Bertino-Tarrant said, seconded by Dettbarn. Is there any discussion?

County Board Speaker VanDuyne said, *(inaudible in recording)*.

County Executive Jennifer Bertino-Tarrant said, previous roll call by VanDuyne. Is there a second?

Designee Becky DeGroate said, second.

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

County Executive Jennifer Bertino-Tarrant said, alright. Moving on to New Business. We have our staff report. Martha.

Martha Sojka said, good afternoon, everyone. Thank you for attending our first Advisory Board Meeting of the year. For those of you that are new, we have a lot of acronyms in this space. CDBG is Community Development Block Grant. HOME is the Home Investment Partnership Program and ESG is the Emergency Solutions Grant. The County is an entitlement community for two of those funds, CDBG and HOME. They are appropriated at the federal level. This year, for 2026, they were appropriated as a flat appropriation, but the actual dollar amount has not been shared yet. We expect that to come in April. HUD, which is the Department of Housing and Urban Development, is the agency at the federal level that administers those dollars and that's the agency that we work with to accept the dollars. Since we don't have the upcoming allocations, what we are showing on the screen is last year's. So, that's just a frame of reference for the dollar amounts that we work with every year. ESG is intermittent. It depends on what the formula looks like that year. There were two years, I think in the history that we've had it, that we didn't receive it. Two years ago, was the first time it came back into play. That one is, as far as we know, available. We will find out in April if we didn't make the threshold for the allocation.

HUD, the agency that administers these dollars down to us, requires us to do a 5-year Strategic Plan. They call it the Consolidated Plan. Last year we underwent a community outreach effort to draft our next 5-year Strategic Plan. We are currently in the second year of it now. It is from 2025-2029. The projects that we discussed last year were the first year in the plan and the projects or the process that we'll discuss and work on this year will be year two of the plan. Just as a reminder, we are part of a HOME Consortium with the City of Joliet. The City of Joliet used to get their own HOME allocation but many years ago there was a decision made for the County to administer those dollars for the City. We do that under a HOME Consortium Agreement that is renewed every three years. Similarly, we have an agreement with the Village of Bolingbrook. It's called the CDBG Joint Agreement which is also done every three years. The City used to be its own entitlement community and now the County administers those dollars on behalf of the City. A portion of our allocations do go to those municipalities and the projects that they designate.

During our consolidated planning process, the purpose of the strategic plan is to assess the community needs in Will County. Then, we draft some goals based on what HUD allows in terms of what the dollars are allowed to be spent on.

Our goals in the next 5-year Strategic Plan, that were outlined, are:

- Improve Condition of Housing Stock
- Create Affordable Housing
- Make Existing Housing Affordable
- Reduce Homelessness

- Improve Neighborhood Infrastructure & Facilities
- Improve Public Services
- Planning & Administration

On the right side of the column, there are different examples of ways you can do that. The goal is a large goal but there are different ways you can address that goal. Just as an example for Make Existing Housing Affordable, that can be done through housing assistance programs like our Downpayment Assistance Program or our Tenant Based Rental Assistance Program. Under Create Affordable Housing, that could be everything from acquiring existing housing to developing new housing and making sure that the recipients of those efforts are low-income households.

HUD also has three general objectives that they want communities to meet. One is to provide decent affordable housing. Another is to create suitable living environments and the third is to expand economic opportunities. Since those are the three objectives of HUD, we do report our accomplishments using those objectives. You will see a little bit of that come back in a bit. Another requirement of HUD funding is that the funds that we get serve low-moderate areas or low-moderate income households. Every year HUD produces census data that identifies census block groups that meet the threshold of being more than 51% low to moderate income. This map is from last year. The data for this year has not been released yet. What is shown here are the highlighted yellow areas. Let's say you're doing an infrastructure project in one of those areas that are highlighted yellow, it would automatically be eligible based on just census track data. It doesn't mean that if you have a project outside of that area, it's not possible to fund. We would just need to do a low-income survey, which is more like a door-to-door survey of your service area, to see whether that population would meet the threshold. It's low-income areas and low-income people essentially. On the people or household side, HUD also produces income limits every year. What is on the screen is what is effective June 1, 2025. When we talk about low-moderate income households, it is by household size. Just as a frame of reference, if we're talking about a three-person household earning, what's considered, 60% of the area medium income, that threshold would be \$64,800. If a three-person household was earning that and they applied for one of our programs, they would be eligible.

At any given point of the year, staff is working kind of in a space of three program years. What's shown here is three program years. One of them being Program Year 2024, which is what we're reporting on this year. That would have been projects that were completed between October 1, 2024 - September 30, 2025. Program Year 2025, which started this past October, are projects that the Advisory Board saw last year and they are currently being implemented. We will report on those projects at the end of this year. For this group,

that will be in February of next year. Then, we have our Program Year 2026, which is coming up starting on October 1st. This is when we begin our Application Cycle Process. I will share some information about what that timeline looks like.

Back to the objectives that you saw earlier. We will share some of the accomplishments from projects that were funded in 2024. There was a complete report in your packet that is called The Consolidated Annual Performance Evaluation Report – CAPER. It is more data-heavy, so I pulled out some summaries of some of those accomplishments. If you want to dive in deeper, that is where to look. Under Provide Decent Affordable Housing, there is \$1.1 Million that was expended during Program Year 2024. 42 households were assisted with housing rehab. 1 group home was rehabbed. 22 homes were made affordable through the Downpayment Assistance Program. 117 households were supported with rental assistance. 294 households were provided with housing counseling. That's worth celebrating. We do have a lot of great partners in the community that help us make these accomplishments. What is shown here are some of the homes that families have closed on throughout the County with the Down Payment Assistance Program. To date, since we started it in 2021, we have 102 families that are now homeowners.

Under the Create Suitable Living Environments, is where we classify our Infrastructure Projects, Community Facility Improvement Projects, and Community Services. We had 2 demolitions that took place during the Program Year. Both were in the City of Joliet. We had 2 infrastructure projects that were completed. One project was in Bonnie Brae, which is an unincorporated area, and another in Fairmont. We had a community center improvement which was with the Fairmont Community Partnership. We had 441 homeless assisted through various community service programs; Catholic Charities being one of them. We had 102 people that received mental health services through an application that was related to mental health that fell under the Community Services application. The yellow dots are last year's accomplishments. The orange dots are keeping record for the last 5-year period. We are trying to make sure that we are geographically distributed with our dollars.

Expand Economic Opportunities – This is an objective of HUD's. We don't currently fund any projects from federal dollars, but we do have county dollars that assist with economic opportunities, particularly for families. One is the garden program. It is a small program with \$80,000 that goes to assist entities. It assists everything from schools to churches to community groups that want to establish community gardens with the intent of donating the harvest to a local food pantry or their own service area if it is in a low-income area. Last year, 33 garden beds were supported in low-income areas. 22 youth were educated on gardening, environmental restoration, and environmental career pathways. 60,000 pounds

of fresh food was weighed and logged in terms of a harvest from those gardens that we supported. One of the pictures is of Fairmont Garden. Then, staff hosted a collaboration session with all our community garden partners to do some peer learning. Some gardens grow better than others and it was a good opportunity to share expertise and tips. The other piece, although not HUD funded but county funded, does fall under the Expand Economic Opportunities for Families, is our Housing Stabilization Program. Those dollars are funded by the County, but we also administer those directly through our office. A portion of them go to assist mediations. We have an agreement with an association of mediators that help bring legal services or legal representation to low-income clients that are in eviction. Last year, we were able to provide 52 mediations while someone was going through eviction court. We also had 86 evictions prevented. Meaning, prior to an eviction if someone had past-due rent or HOA fees, which you can also get evicted for, our staff took on an application. If they met eligibility requirements, we would pay down the balance and stabilize the housing situation for the household. That is something that is currently available under this year's budget as well. Going forward, we will report on those two programs under this, even though it is not HUD funded. Any questions on Program Year 2024 accomplishments?

County Executive Jennifer Bertino-Tarrant said, is this in our packet? We have last year's minutes printed out before us here, right? Was everything else just attached?

Martha Sojka said, it is all printed. The slides are in the memo as narrative but everything that is in the narrative is just presented in slides.

County Executive Jennifer Bertino-Tarrant said, it is presented how?

Martha Sojka said, on the slides here.

County Executive Jennifer Bertino-Tarrant said, do you guys all have this?

Martha Sojka said, no. Typically, I include these in the minutes.

County Executive Jennifer Bertino-Tarrant said, so, we have last year's?

Martha Sojka said, yes.

County Executive Jennifer Bertino-Tarrant said, okay.

Martha Sojka said, the slides that you have printed in there would be the slides from the last meeting because the content is in your memo packet.

County Executive Jennifer Bertino-Tarrant said, we did printouts. So, they received the memo packet?

Martha Sojka said, yes. Okay, so Program Year 2026. That is the Program Year that we are preparing for. It starts October 1st and essentially begins with our allocation, which we are waiting on. There are steps that we have to take in order to meet our deadlines. Here is a broad view of the timeline. We expect to have the applications open on March 6th. We will have a period where we will have applicants submit a question if they have questions on the application between March 17th-19th. They will be due on April 5th at 11:59pm. Staff will review and summarize the applications and then we will meet with the Advisory Board on April 21st. Save the date. We will do the summaries of the applications then. Then, we will do the ranking or the criteria review of those applications and present staff recommendations at the May 6th meeting, which will also be a Public Hearing. That allows us to do a 30-day comment period, which HUD requires. We have to put these projects into an Action Plan and that gets posted for Public Comment for 30 days. Once that comment period is over, we will put that on the Agenda for the County Board in July. If that is approved, that Action Plan goes to HUD. It will be submitted by the August 15th deadline and there is some paperwork that happens. Then, essentially, those projects can get started by October 1st. That is the cycle that we go through every year with the new dollars.

Once the applications are up, we are using Grant Management Software, YUNA. There is a public space for all of the applications that the County has from the various grant sources that they have. For ours, we have a Community Service application. That will be your public services, including homeless services, mental health services. There is a Capital Improvement application which would include infrastructure projects or community facility projects. Anything that is construction based would be a Capital Improvement project. We have Affordable Housing applications. There are two of them. One would be for homebuyer projects and another for rental projects. They have different templates because they have different standards that we review for underwriting. Depending on what the entity is applying for, they would choose between those two. Then, we have Housing Services which is a combination grant. Some CDBG dollars are used to support the staffing, but HOME dollars go to direct client assistance. An example of that would be our Tenant-Based Rental Assistance. If an agency wanted to operate a program like that for the community, they would apply for a staff person to be the case manager. That would be funded through CDBG. The actual rent assistance would be funded out of the HOME program.

The Community Programs that I mentioned within the Community Garden Program or the Housing Stabilization Program are also applications that are available. I think the Garden Program application closes on March 2nd so that there is time to release dollars for the growing season. The Housing Stabilization Program is open to individuals once staff is contacted. If anyone is interested in any of those programs, I can give you our staff contact to get you more information on that. We did also apply, last year, to the State for rehab

dollars. It's a pilot program that we were awarded \$360,000 to address code violations. We often have situations that come up through our Code Enforcement Department where the homeowner cannot take care of repairs due to lack of income or resources. For those cases, if they are income eligible and want to apply, we would use Housing Assistance dollars to repair whatever is it that is under code violation. The thought process there is that if they don't have funds to repair the code issues, they likely will not have the funds for any subsequent fines that they often get. This is a pilot program. I think we have two homes that are in the queue and are being reviewed currently.

County Executive Jennifer Bertino-Tarrant said, can I ask you a question about that one? Is it just inside the home or can it be outside of the home?

Martha Sojka said, it could be roofs and accessibility things.

County Executive Jennifer Bertino-Tarrant said, how about yard clean up? Can it be used for anything like that?

Martha Sojka said, I would have to verify with Erin on that. Like outdoor debris?

County Executive Jennifer Bertino-Tarrant said, a lot of people who kind of start piling things up in their back yard and they don't have funding to disperse. I didn't know if that was eligible.

Martha Sojka said, I will check that. When we've done previous programs with Home Rehab, hoarding situations are often problems when they're in the home particularly. The State often allowed for hoarding to be addressed if it meant it cleared the way to resolve, let's say the plumbing issue. If it could be directly tied to the code violation, it was acceptable. We will verify and get that back to you. Any questions on the 2026 cycle or proposal on how we will get to October 1st?

I will move on to our HOME-ARP Plan. ARP is an acronym for American Rescue Plan. These dollars are a one-time allocation. They came down through a lot of the COVID relief packages. We drafted a plan based on the requirements that the funder provided, which is HUD. It was just over \$4.5 Million. We drafted a plan and the plan was approved in March of 2023. It was done as a substantial amendment to the 2021 Action Plan. Those are details but there is a sequence in how those dollars came out. They do have to be used for qualified populations. HUD defines that in a very specific way. Generally, it is homeless and at-risk homeless, and it needs to be spent by 2030. Our Allocation Plan that was approved and included funding for the following:

- Rental Housing - \$2.4M
- Non-Congregate Shelter - \$600,000

- Supportive Services - \$893,981
- Admin - \$687,173

We rolled this out as a pre-application. Because the dollars are for development of affordable housing and it takes a lot of time to develop, we really kind of have to work with applicants. We rolled this out as a pre-application, and it is available on a rolling basis. Last year we had three applications that came through that we shared and we approved one. This year, we had an additional four. I will share what those are. They are presented to the Advisory Board for approval. Then, the dollars are only committed, with the funding agreement, if all of the requirements of the program and underwriting standards are met. Some of these projects are at the beginning stages. This allows us to work with the entities to get to the point of making it a project that is viable and feasible. Then, just to not hold up dollars, we said that the awards would lapse a year from recommendation. Since we know that it is rolling and it is kind of first-come first-serve, whoever can package up a deal that works and is feasible would be the one who is funded.

The pre-applications that we've received so far are all for rental housing. The funds that are available can be used for acquisition, new construction, rehabilitation and operating reserves for rental units. The rental units must remain in the Program for 15 years as affordable to the qualifying populations. Eligible applicants are owners, sponsors, or housing developers with property management experience. Then, HOME Access Collective participants can partner with agencies that have clients with rental assistance. One of the challenges of this bucket of money is that it is for affordable housing but requires us to house homeless and at-risk homeless which likely don't have a lot of income. To support a rental unit knowing that a tenant may not have a lot of income to contribute to the rent is challenging. This is where finding the right partner with the right resources is critical and also partnering with agencies that have rental assistance. There are agencies that have vouchers. There are agencies that have other rental support programs funded through the State, and they often have difficulty finding a unit or a landlord willing to use that voucher. In this case, it is an opportunity to partner those two things once we get to the point of having units. The first three that you see up there in the light blue are the ones that brought last Advisory Board. One of the pre-applications have since been withdrawn. It was for both new construction and rehab. New construction is really challenging in this environment with costs that keep going up. The feasibility on that one did not pan out. Catholic Charities submitted an application for a non-congregate shelter but has not been able to find an appropriate or feasible location for that. So, we are considering that stalled and we are giving them another month to decide whether or not they are going to continue to pursue it. Otherwise, we will look for other partners in that space. Home Bound Development was one that we approved last year and it is currently in the underwriting stage. We originally

had the proposal for 3 units new construction but, with the timing on this one and the construction costs and some other challenges, we may go down to one unit to remain affordable for 15 years. That one is almost there but the final underwriting still needs to get approved. The four that we will be sharing today include the Will Grundy Medical Clinic Wellness Village. It was in the pipelines last year, but they did actually get to the point of applying for state funds. They submitted an application to IHDA this January. It is 24 units that are proposed. It is an \$11 Million project, and they identified a gap of \$1,025,000 and there is where the HOME-ARP dollars would fill that gap, only if they get funded by the State. The State would be the primary funder through various funding pots that they have. If they get through the underwriting at the state level, then our HOME dollars would be the gap financing. So, that is one project. MorningStar Mission did a pre-application and I think they were asking for an acquisition of 5 units. What we are recommending is acquisition of 2 units just to see how it goes. MorningStar, as you know, has an emergency shelter here in Joliet. They currently own homes around the facility. As people come into the shelter and stay there, they use those homes to help graduate people into more independent living. They are looking to expand their offerings by acquiring two additional homes in their service area. This would meet the requirements of the HOME-ARP program. As a non-profit that works with the homeless clientele, they are a good partner that could provide a lot of the supportive services that are needed to keep someone housed. The recommendation there is for two units up to \$400,000. Finch Enterprises also revised their ask. They also own homes in Joliet and Lockport and are looking to expand their portfolio and to work with agencies that have rental assistance. They also have a waiting list for their clientele that would meet the qualifying population definition of these HOME dollars. Then we have Second Story Foundation Lodge. This is a \$9.2 Million project. It is new construction of transitional housing units, and it is for rental units for men who are in recovery of substance abuse disorder. I have another slide here of the newer construction. Since they are in the pre-development stages, they have some architectural renderings. They are starting to gather the costs. Wellness Village did apply to the State already, so their applications are further along. I don't know when those notices go out but within the next few months, we should know the status of that one. Then, The Lodge in Crete, based on their preliminary budget, they were asking for a \$500,000 gap. It would meet the qualifying populations, the transitional housing concept. They have not applied yet, but they have identified different funding sources from the State that they intend to apply to once those notice of funding opportunities are open. This one, while it's not quite ready, is still on the recommended for approval just to allow us to work with that entity as they put their applications together. Any questions on any of those projects?

I did have this on an Action Item to allow staff to work with these entities and almost earmark the dollars. Because it is a rolling application, we have to keep working with them until they become either a feasible project or non-feasible project. In some cases, it will be the State deciding that. The primary funder may look at the project and say you're not ready or it doesn't meet this criterion. Which, at that time, it would fall off of our list. If it does get funded by the State and they do get primary funding, that would activate our dollars because we would be the gap financing. So, no commitments would be made until some of those other things came into place.

County Executive Jennifer Bertino-Tarrant said, would that be the only reason that this board could change its mind, if the State did not provide the supplement funding?

Martha Sojka said, yes. That is how we are going to proceed unless there are concerns.

County Executive Jennifer Bertino-Tarrant said, what if there are other concerns? How would this Board proceed? So, we are making an Action Item to vote on giving you permission to assist these four applicants?

Martha Sojka said, correct.

County Executive Jennifer Bertino-Tarrant said, if, in the meantime, the State does not give them the primary funding, is there any other reason that these projects cannot be locked in if that is the only reason that they can be removed?

Martha Sojka said, if they do get primary funding or if they don't?

County Executive Jennifer Bertino-Tarrant said, is them not getting primary funding the only reason that the Board can now retract?

Martha Sojka said, that is how it's structured right now but we could put a different criterion on it. We will meet again in April. I don't know if we will have any more information about these applications. One hasn't even applied yet. Really, Wellness Village is probably the only one that in the next few months, we will know whether or not it got state funding. If it didn't it's a moot point.

County Executive Jennifer Bertino-Tarrant said, can we just vote on the three that have applied then? Why are we voting on one that hasn't applied then?

Martha Sojka said, they have submitted a pre-application with us. The way that it is structured, if you applied with us indicating that you have a project that has a gap and it meets the criteria of the program, we kind of set aside those dollars because it is a rolling application. This is more important for LITECH projects which is state funding. If they don't see that you have some sort of commitment to have the full amount accounted for, they

don't view that as a viable project. We typically do contingent support letters contingent on you getting primary funding. That gives the State assurance that entity has the full capital stack to go forward. If that entity didn't have that support behind it, they wouldn't get funded or wouldn't score high because they wouldn't have that gap identified. Any other questions?

Township Supervisor Dettbarn said, *(inaudible in recording)*.

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

Chief Executive Officer Simelton said, second.

County Executive Jennifer Bertino-Tarrant said, seconded by Simelton. Any discussion. Mr. VanDuyne?

County Board Speaker VanDuyne said, thank you, Chair. So, for instance, if one of these entities do not qualify for state funding and there is no need for a gap, what do we do with the remaining dollars? Is there an opportunity to spread the extra dollars to the other three entities, for example, or does it go back into the fund?

Martha Sojka said, it will go back into the fund unless any of the other entities express a larger gap. A lot of our funding is gap funding. If the underwriting or the State comes back and says that their budget is actually a little off on this and they actually need \$200,000 more. That did happen with Will Grundy Medical Clinic. They originally thought their gap was \$800,000. As the consultant prepared for their application for this January round that number was higher. That number is actually \$1,025,000 and that is the gap. We would come back and say that there is an additional request.

County Board Speaker VanDuyne said, thank you.

County Executive Jennifer Bertino-Tarrant said, anyone else? Do we have a motion and a second?

County Board Speaker VanDuyne said, I'll ask for a previous.

County Executive Jennifer Bertino-Tarrant said, previous roll call by VanDuyne.

County Board Member Williams said, second.

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

Martha Sojka said, okay. On to project updates. We have just two of them. One, if you'll recall from last year, we came to the Advisory Board with a request for a multiyear set-aside for the Southeast Joliet Sanitary District to transfer the water and sewer service. It is a \$15

Million capital expense to do that. Last year was the first \$600,000 allocation. In January, the division hosted to community meetings at St. John Church in Preston Heights to allow community to come out and ask questions. Then, the City of Joliet did a follow-up community meeting in February where they invited residents to meet all of the staff. Essentially, the transfer is a water and sewer utility service that is in an unincorporated area that was not good to stay with the district based on long term sustainability. The decision was made to dissolve the district and have the City take over the system without annexing the Preston Heights neighborhood area. It is a densely populated unincorporated area. They invited the community to meet the City of Joliet staff to start applications for meter replacements and the transfer was effective February 2026. Some of the work that has been started includes mapping the system, cleaning the system, making sure that what they think they know about the system is accurate. Those things have started and we are working on our CDBG portion of the agreement to see what that will fund for this year's capital expenses. Any questions on that one?

County Executive Jennifer Bertino-Tarrant said, no, but I want to thank you. It has been a 5-year project in the making and a lot of people getting that done. So, thank you for your assistance with that City of Joliet, Elaine – a lot of work with that one.

Martha Sojka said, it is an undertaking.

County Executive Jennifer Bertino-Tarrant said, it is and I will tell you those meetings went very smoothly. The community was grateful and easy to work with. They were very happy. It doesn't always go that way, but this one was really great so thank you.

Martha Sojka said, that was great to see. Another update. In the Affordable Housing space – HOME dollars are meant to increase the supply of affordable housing but the number of developers or applications we get are few and far between. When we do get one, we do try to support that effort as much as we can. Otherwise, a lot of these state dollars end up going to other counties, surrounding counties, City of Chicago, statewide. It is an opportunity to capture some of those dollars for local needs. There is an application that was presented that is pursuing LIHTC dollars, which is Low Income Housing Tax Credit dollars, from the State. It is a \$21.7 Million project to develop 47 units of rental housing for seniors that are low income and is located in New Lenox. They applied for LIHTC just recently, I think it was the 25th of February. Again, a similar situation, when you apply for state funding or the primary source, if you have a gap, the State wants to see that you have ways to fill that gap. Since HOME dollars are eligible and the project meets our goals in the Consolidated Plan and meets our needs, we typically do a conditional support letter based on the application they are supplying to the State. So, in a similar situation, if they get approved, this is one that would come through as an application for HOME dollars. Their

gap was \$600,000. We don't get a lot of HOME dollars annually and that would compromise some of our other projects like Tenant-Based Rental assistance or TBA. The proposal was to do \$300,000 over 2 years, so a 2-year commitment. That is just one that is in the pipeline that we expect to see an application for. Any questions on that?

Will County Center for Community Concerns Executive Director Michelle Allen said, *(inaudible in recording)*.

Martha Sojka said, the applications were due on the 25th. They should know by August if I'm not mistaken.

Chief Executive Officer Simelton said, June 26th.

Martha Sojka said, alright. So, a relatively quick turnaround for development decisions but again once it passes underwriting for the primary source then it's just a matter of all hands-on deck to fill in the rest of the pieces. So, those were the two project updates. Just some announcements, I did reference our next Advisory Board Meetings if you could save the dates. We did have to move up our timeline a little bit this year from what we've done in the past, which does put a lot of pressure on staff to turn things around a little bit, but we should be okay. April 21st and 10:00am would be the meeting where we share the summaries of who applied for what. May 6th will be a Public Hearing with staff recommendations after staff reviews the applications and scores them based on criteria that is in the applications. We will send out calendar invites for those two days. You'll have them on your calendar. As a reminder, April is Fair Housing Month. That is something that we typically like to celebrate. We don't have an agency in Will County specifically, but we do work with HOPE Fair Housing Center in DuPage and South Suburban Housing Center in Homewood when issues arise. There is some more information in your packet on that. Community Development Week is another opportunity to celebrate. It is a national initiative to highlight what CDBG and HOME does in communities. If there is a project that your community had or some of our agencies have that you are particularly proud of, we'd be happy to work with you to share that information more publicly. That is done between April 6-10 this year. They have some social media tool kits if you're interested in that. There are different ways that we can highlight project successes. Another community event that we participate in annually is the Three Rivers Realtor Association, which puts on a HOME Expo. It is geared towards homeowners and residents that want to be homeowners. They have lots of resource tables, anything from rehab needs, contractors. We generally have a table there to talk about Down Payment Assistance, Rental Assistance, some of the programs that we offer. This year we will be inviting our 102 households that have received Downpayment Assistance. We want to continue engaging with them, so we aren't just a paycheck or a downpayment assistance, but an opportunity to build community with them.

We will be there so that's another resource. If you know of anyone that might be interested, send them there. That's all I have.

County Executive Jennifer Bertino-Tarrant said, alright, are there any comments for the greater good here before we adjourn? I'm going to make one request. I know we've done this in the past. We haven't had as much luck lately but, if possible, can we get it on the agenda at least in April to recognize our Community Development Teams. Consider, Speaker and Leaders, to be able to do that in April. That would be appreciated. With that, I need a motion to adjourn.

County Board Member Williams said, motion.

County Executive Jennifer Bertino-Tarrant said, thank you. Motion by Williams.

County Board Speaker VanDuyne said, second.

County Executive Jennifer Bertino-Tarrant said, seconded by VanDuyne. All in favor? Any opposed? Thank you very much for showing up. We appreciate it.

Martha Sojka said, yes. Thank you.



WILL COUNTY, ILLINOIS

CDBG/HOME ADVISORY BOARD

Tuesday, February 25, 2026

*Martha Sojka, Director
Community Development Division*



AGENDA

Will County CDBG/HOME Advisory Board
Meeting Date: February 25, 2026 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, Admin Assistant, Land Use |
| 4. Motion to place Certificate of Publication on File | Jennifer Bertino-Tarrant, County Executive |

Old Business

1. Approval of Minutes from May 27, 2025 meeting

New Business

1. Staff Report
 - A. PY24 accomplishments
 - B. PY26 application cycle



OVERVIEW – ANNUAL FUNDING

CDBG HOME ESG Allocations for 2026

- Department of Housing and Urban Development (HUD) Allocations for Program Year 2026 have not yet been released
- Flat funding was appropriated so the estimates are:
 - **\$2,063,056** for Community Development Block Grant funds (CDBG)
 - **\$1,157,439** for HOME Investment Partnerships Program (HOME)
 - **\$149,484** for Emergency Solutions Grant (ESG)



OVERVIEW – CONSOLIDATED PLAN & ACTION PLANS

2025-2029

Consolidated Plan – 5-year Strategic Plan

- Planning document assessing housing and community needs to set priorities for the upcoming 5 years
- This application cycle is the 2nd year in the 5-year Strategic Plan
- HOME Consortium Member – City of Joliet
- CDBG Joint Agreement – Village of Bolingbrook





CONSOLIDATED PLAN- GOALS

| 2025-2029 CON PLAN GOALS | |
|--|--|
| Improve Condition of Housing Stock | Homeownership and Rental rehabilitation |
| Create Affordable Housing | Acquire and/or develop housing affordable to low-income households |
| Make Existing Housing Affordable | Housing assistance program including downpayment assistance, tenant based rental assistance and housing counseling |
| Reduce Homelessness | Street outreach, shelter, homeless prevention |
| Improve Neighborhood Infrastructure & Facilities | Water, sewer, drainage, community facilities |
| Improve Public Services | Basic needs: housing, food, water, health |
| Planning & Administration | |



OVERVIEW – HUD OBJECTIVES



Provide decent affordable housing



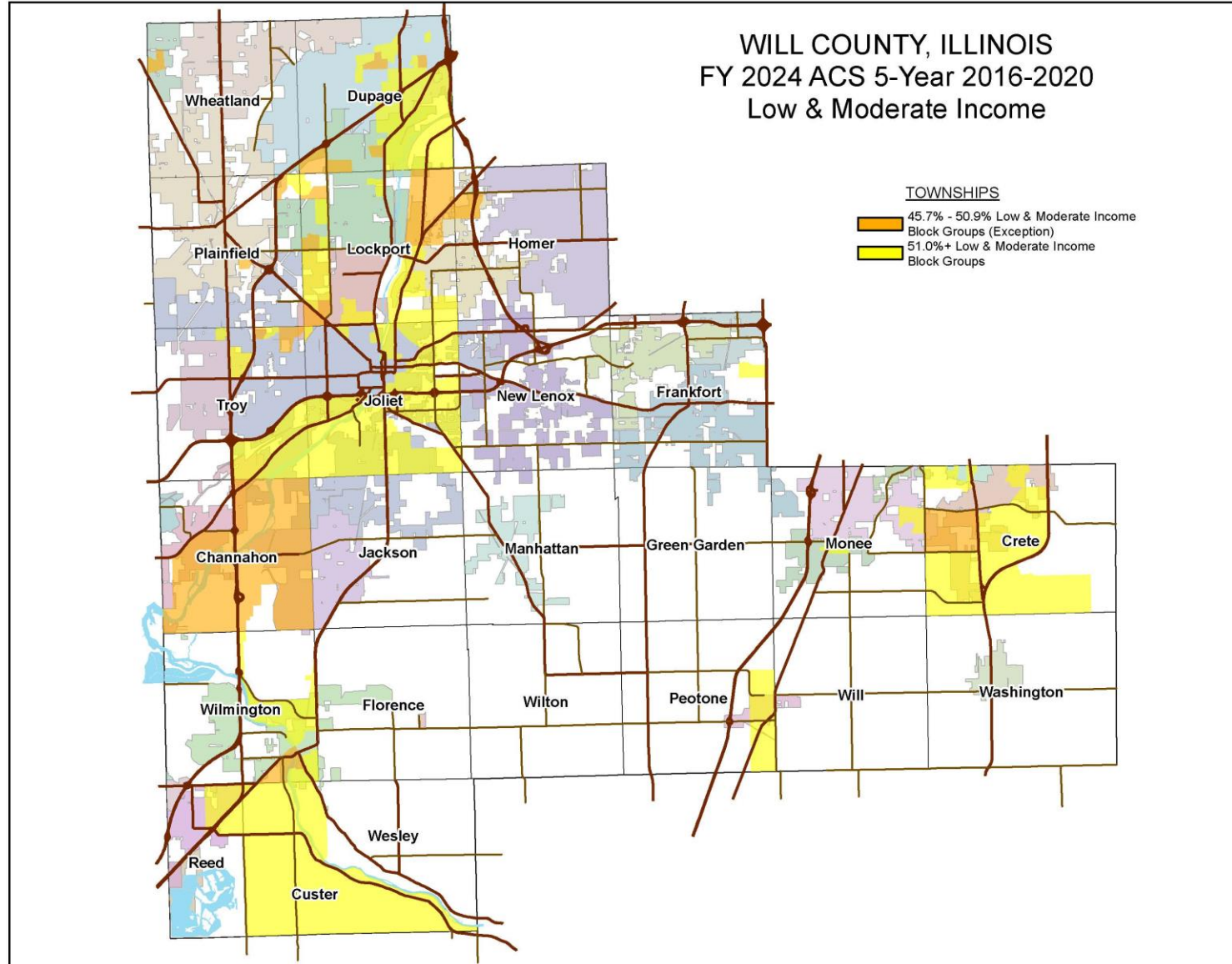
Create suitable living environments



Expand economic opportunities



OVERVIEW - LOW-MODERATE CENSUS AREAS





OVERVIEW - LOW-MODERATE HOUSEHOLDS



| Income Type | AMI | 1P | 2P | 3P | 4P | 5P |
|---------------|-----|----------|----------|----------|----------|-----------|
| Extremely Low | 30% | \$25,200 | \$28,800 | \$32,400 | \$35,950 | \$38,850 |
| Very Low | 50% | \$42,000 | \$48,000 | \$54,000 | \$59,950 | \$64,750 |
| Low | 60% | \$50,400 | \$57,600 | \$64,800 | \$71,940 | \$77,700 |
| Moderate | 80% | \$67,150 | \$76,750 | \$86,350 | \$95,900 | \$103,600 |

Low-moderate income households are defined by the Department of Housing and Urban Development (HUD) as household earning HOME Program Effective June 1, 2025



OVERVIEW – PROGRAM YEARS

Program Year 2024 Accomplishments (October 1, 2024 – September 30, 2025)

Program Year 2025 (projects approved last year in July) Currently Underway

Program Year 2026 Application Cycle (October 1, 2026 – September 30, 2027)



OVERVIEW – HUD OBJECTIVES



Provide decent affordable housing



Create suitable living environments



Expand economic opportunities

Program Year 2024 Accomplishments (October 1, 2024 – September 30, 2025)



Provide decent affordable housing
\$1,144,551

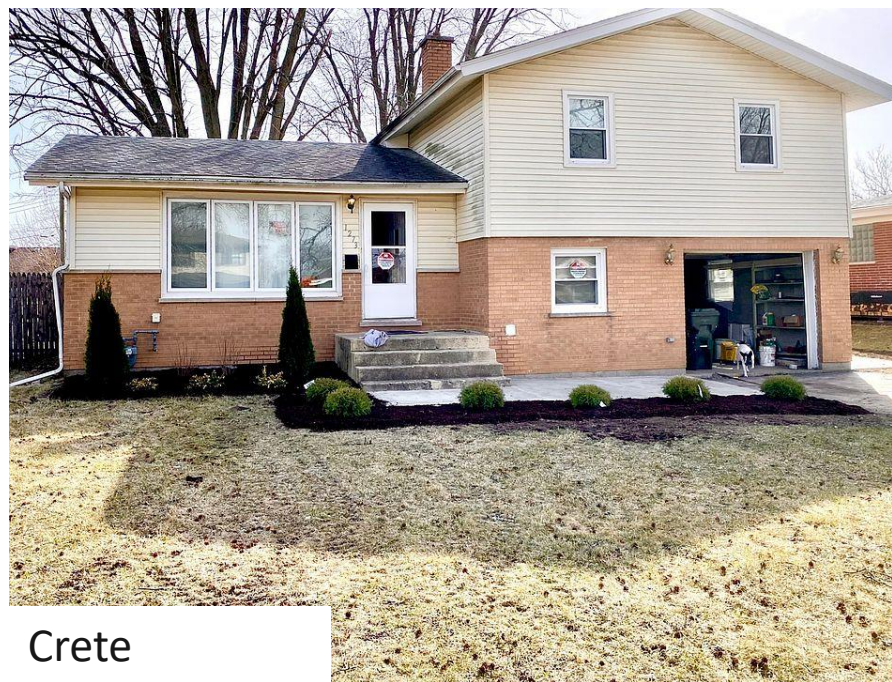
42 households assisted
with housing rehab

1 group home units
rehabbed

22 homes made
affordable through DPA

117 households
supported with rental
assistance

294 households provided
housing counseling



Crete



Bolingbrook



Romeoville



Shorewood



Create suitable living environments

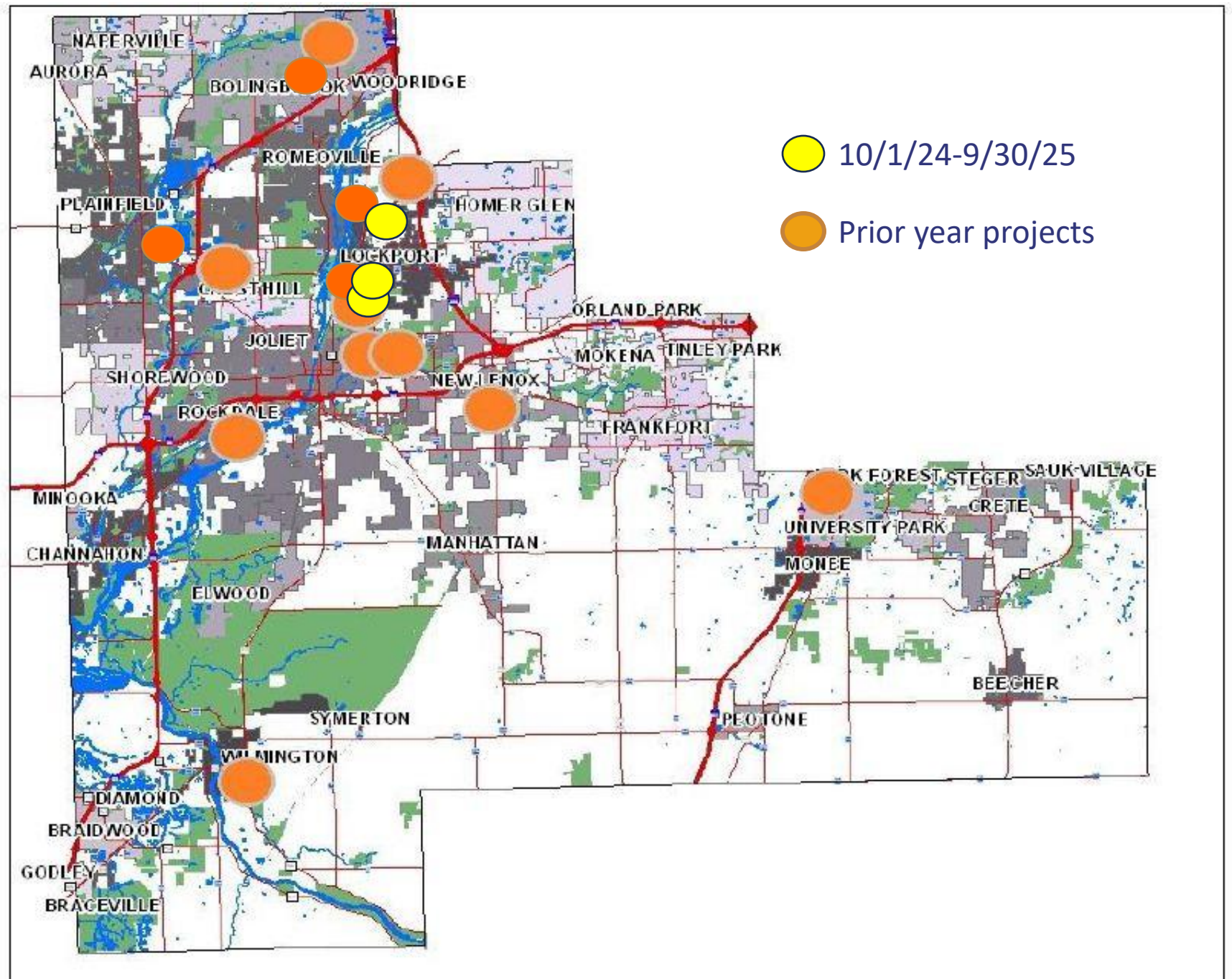
\$2,542,647

2 neglected properties assisted

3,175 persons benefited from 2 water/sewer improvement project & 1 community centers improvements

441 homeless assisted

102 persons received mental health services





Expand economic opportunities
\$80,000

33 senior garden beds
in low income areas

22 youth educated on
gardening,
environmental
restoration, and
environmental career
pathways

gardens harvested
60,000 lbs fresh food for
local distribution



COMMUNITY DEVELOPMENT

Together, We WILL Grow

Our Mission:

We WILL Grow empowers Will County residents to cultivate community, sustainability, and food security through shared gardening. By connecting youth, seniors, and local organizations, we transform unused spaces into thriving sources of fresh food, fellowship, and pride.

Community Garden Program

We provide raised garden beds, soil, and starter materials to Will County nonprofits, schools, and community groups who grow fresh produce for local food pantries.

Senior Garden Program

Local students build and deliver raised garden beds to senior residents. These gardens help seniors grow their own vegetables while fostering intergenerational connection and wellbeing.

For more information
commdevelopment@willcountylanduse.com
(815) 774-3372



Where We're Growing

Our community partners are growing food and community

- First Baptist Church
- Faith Movers
- Provision Garden
- Second Place Church
- One Family SOS Village
- Fairmont School
- Fairmont Community Center
- Manhattan Friendship Garden
- National Hook Up of Black Women, Joliet
- Second Baptist Church
- Warren Sharpe
- All Nations Church of God in Christ
- Riverwalk Homes
- Galowich YMCA
- Avery YMCA



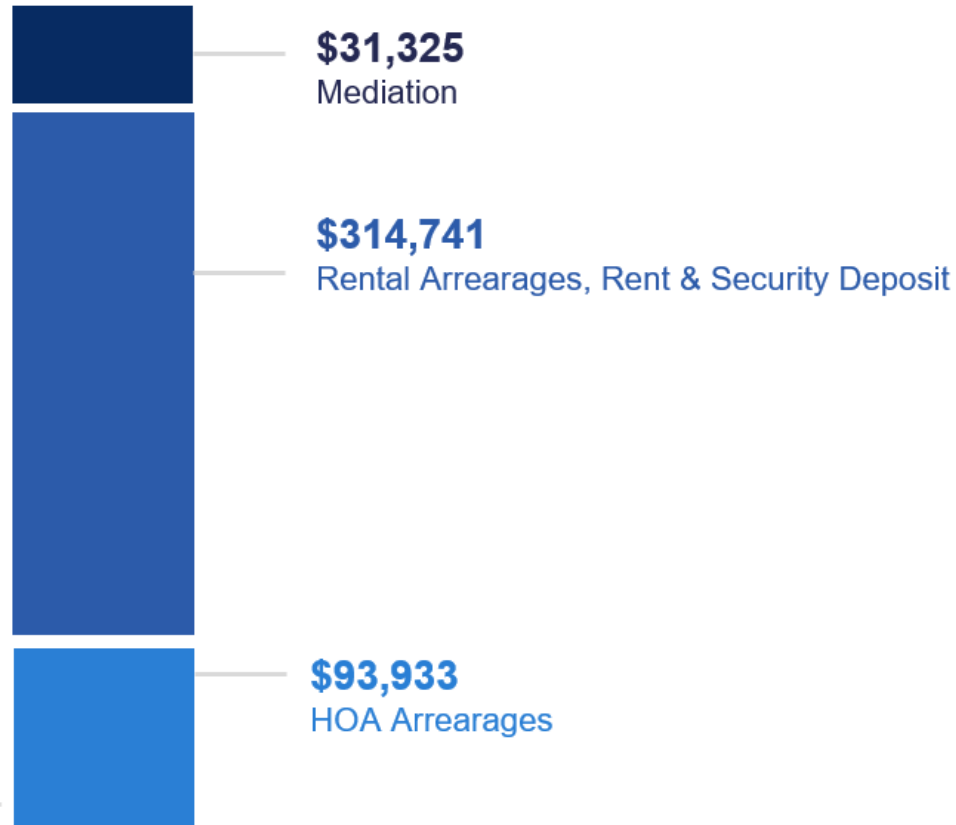
Housing Stabilization Year 3

Expand economic opportunities
\$80,000

52 individuals received legal representation and mediation services

86 households received housing assistance to prevent eviction

\$408,675 SPENT



Return on Investment

- 52 mediations provided
- 86 evictions prevented

*Stopped accepting applications as of 8/15/25

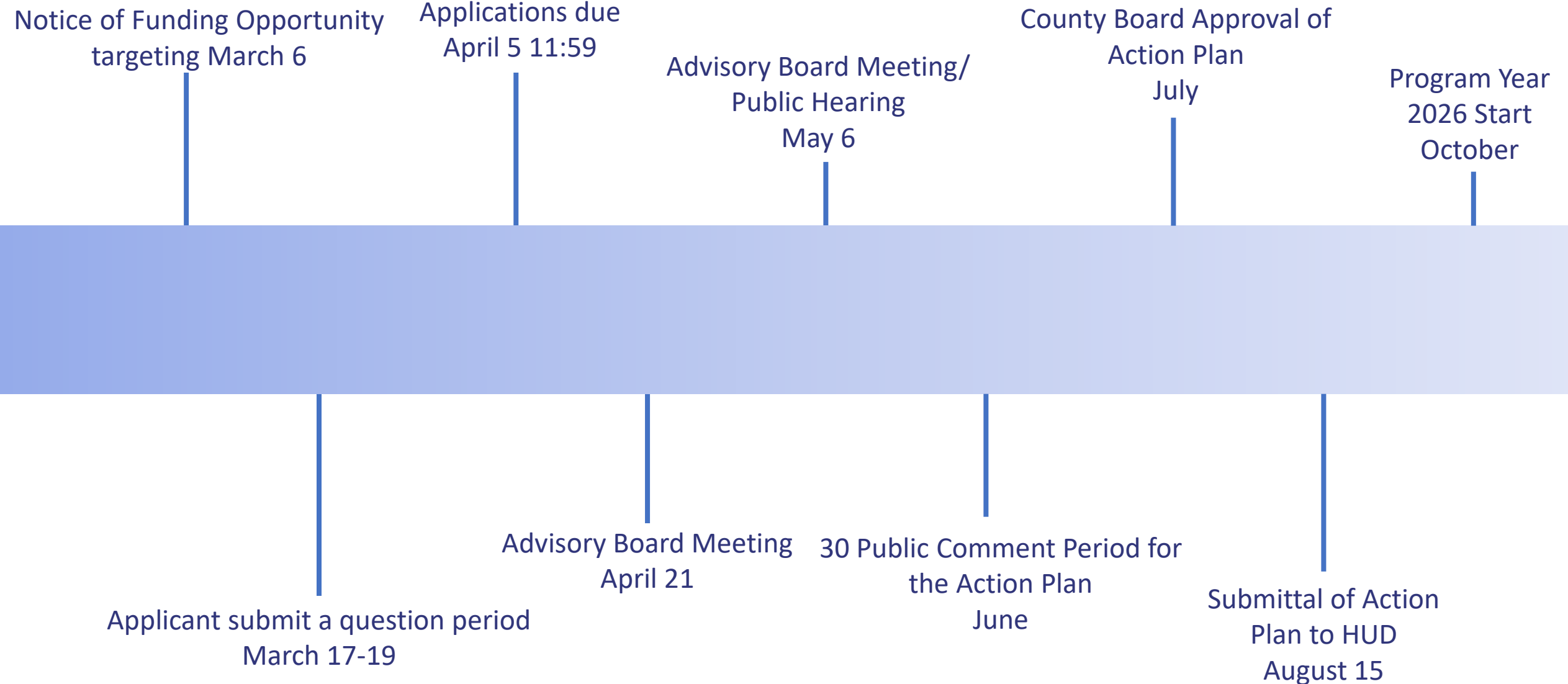


OVERVIEW – 2026 APPLICATION CYCLE

Program Year 2026 Application Cycle (October 1, 2026 – September 30, 2027)



PROGRAM YEAR 2026 - APPLICATION CYCLE





PROGRAM YEAR 2026 - APPLICATIONS

Funding Opportunities

Townships, municipalities and community-based organizations that can help advance community resilience, sustainability and development, while addressing the needs identified in the 5-year Consolidated Plan, are invited to apply for funds annually in these four categories:



Community Services



Capital Improvements



Affordable Housing

- *Homebuyer*
- *Rental*



Housing Services

<https://gotomygrants.com/Public/opportunities/35648>



PROGRAM YEAR 2026 - APPLICATIONS

Community Programs

The Division also manages the following county-funded programs to help meet the needs identified in the Consolidated Plan. Townships, municipalities, community-based organizations and residents interested in learning more, are invited explore the following offerings:



Housing Stabilization Program

The Housing Stabilization Program aids renters facing eviction to help stabilize their housing situation



Community Garden Program

The Community Garden Program addresses food insecurity by assisting communities with establishing a community garden.



Home Rehab & Accessibility Program

The Home Rehab & Accessibility Program aims to address code violations for income eligible households



AGENDA

2. HOME-ARP: Action Item – Recommend approval of the HOME-ARP project earmarks
3. Project updates
4. Announcements
 - A. Advisory Board Meeting Save the Dates
 - i. April 21 at 10:00
 - ii. May 6 at 10:00
 - B. April is Fair Housing Month
 - C. Community Development Week is celebrated April 6-10
 - D. April 18 HOME EXPO
5. Motion to Adjourn



HOME-ARP - PLAN UPDATE

HOME-ARP Plan approved March 2023 as a substantial amendment to the 2021 Action Plan.

\$4.5M has to be utilized on “qualifying populations” and needs to be spent by 2030

Our Allocation Plan includes funding for the following:

- Rental Housing - \$2.4M
- Non-Congregate Shelter - \$600,000
- Supportive Services - \$893,981
- Admin - \$687,173

Pre-applications accepted on rolling basis. Presented for recommendation of approval to the advisory board and committed through a funding agreement if all requirements of the program and underwriting standards are met.

Awards lapse a year from recommendation.



HOME-ARP PLAN UPDATE – RENTAL HOUSING

HOME Access Collective



Goal: Increase the # of rental units available for qualifying populations

Funds available for

- Acquisition, new construction, rehabilitation and operating reserves for rental units
- Rental units must remain in the Program for 15 years
- Eligible applicants are owners, sponsors or housing developers with property management experience
- HOME Access Collective participants can partner with agencies that have clients with rental assistance



HOME-ARP PLAN UPDATE- PRE-APPLICATIONS

| Pre-applications | | | | |
|-------------------------------|-----------------|--------|-----------|---|
| Finch Enterprises | 1 NC 1 Rehab | Rental | \$261,000 | Withdrawn |
| Catholic Charities | | NCS | \$600,000 | Stalled |
| Hope Bound Development | 3 NC* | Rental | \$270,000 | Underwriting stage |
| WGMC Wellness Village | 24 NC | Rental | \$800,000 | \$11M project. Applied for state funding. May have an additional gap of \$225,000 |
| MorningStar Mission | 2 | Rental | \$400,000 | Acquisition of 2 units near service area |
| Finch Enterprises | 1 | Rental | \$200,000 | Acquisition of 1 unit near service area |
| Second Story Foundation Lodge | 15 NC | Rental | \$500,000 | \$9.2M project. New Construction of transitional housing units |
| | | | | |



HOME-ARP PLAN UPDATE



Wellness Village, Joliet

Application submitted to IHDA in February

\$11M project with a \$1,025,000 gap that would be filled with HOME-ARP funds if IHDA awards the project and it meets our program guidelines.

Includes 24 rental units to serve homeless and at risk homeless



The Lodge, Crete

Application to other funding source to be submitted

\$9.2M project with a \$500,000 gap that would be filled with HOME-ARP funds if primary funding sources get awarded it meets our program guidelines.

Includes 15 transitional housing units to serve homeless and at risk homeless with substance abuse disorder



HOME-ARP PLAN UPDATE

Action Item:

- Recommend to approve Will Grundy Medical Clinic for construction of the Wellness Village, not to exceed \$1,025,000, contingent on final underwriting.
- Recommend to approve MorningStar Mission for acquisition of 2 existing units not to exceed \$400,000, contingent on final underwriting.
- Recommend to approve Finch Enterprises for acquisition of 1 existing unit, not to exceed \$200,000, contingent on final underwriting.
- Recommend to approve Second Story Foundation for construction of the Lodge not to exceed \$500,000, contingent on final underwriting.



AGENDA

3. Project updates
4. Announcements
 - A. Advisory Board Meeting Save the Dates
 - i. April 21 at 10:00
 - ii. May 6 at 10:00
 - B. April is Fair Housing Month
 - C. Community Development Week is celebrated April 6-10
 - D. April 18 HOME EXPO
5. Motion to Adjourn



PROJECT UPDATES

- **Southeast Joliet Sanitary District Project**
 - \$15M project to transfer the Southeast Joliet Sanitary District water and sewer system to the City of Joliet
 - Multiyear project that will have a 5-year commitment of CDBG fund in the amount of \$600,000
 - We hosted 2 community meetings at St John Church in January and attended an additional community meeting that the City hosted in February at Nowell Park
 - Transfer effective February 2026





PROJECT UPDATES

- **Lincoln Prairie** : \$21.7M project to develop 47 units of rental housing for seniors that are low income
- Located in New Lenox
- Applied for Low Income Housing Tax Credits through the state in February. Contingent letter of support was provided for the application.
- They will apply for HOME funds for a 2-yr commitment of \$300,000 to fill the funding gap.





AGENDA

4. Announcements

A. Advisory Board Meeting Save the Dates

i. April 21 at 10:00

ii. May 6 at 10:00

B. April is Fair Housing Month

C. Community Development Week is celebrated April 6-10

D. April 18 HOME EXPO

5. Motion to Adjourn



THANK YOU



OVERVIEW – REAL TIME NEEDS

211

Illinois

IMPACT DASHBOARD

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THE 211 PROCESS

Every connection with 211 involves multiple steps to ensure the best outcome for the client.

Click on a step in the process to find out how 211 is helping Illinoisans find help!



CONTACT



LISTENING



NEEDS



REFERRALS



GAPS



IMPACT

To customize the data view, use the filters below

DATE RANGE

10/1/2024

9/30/2025

COUNTY

Will

Clear Filters

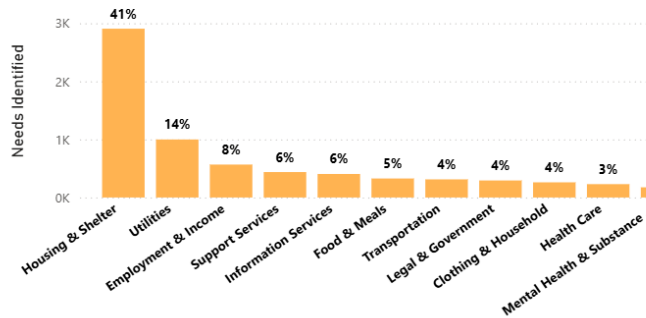
211 ILLINOIS IDENTIFIED

7,024 NEEDS

between
10/01/2024
and
9/30/2025
in Will County.

TIP: Hover over a column in the table to view the top individual service needs within the category.

Needs by Category



211

Illinois

IMPACT DASHBOARD

[RESET PAGE](#)[MORE INFO](#)[MORE DASHBOARDS](#)[DONATE](#)

THE 211 PROCESS

Every connection with 211 involves multiple steps to ensure the best outcome for the client.

Click on a step in the process to find out how 211 is helping Illinoisans find help!



CONTACT



LISTENING



NEEDS



REFERRALS



GAPS



IMPACT

To customize the data view, use the filters below

DATE RANGE

10/1/2025

1/31/2026

COUNTY

Will

Clear Filters

211 ILLINOIS IDENTIFIED

2,841 NEEDS

between
10/01/2025
and
1/31/2026
in Will County.

TIP: Hover over a column in the table to view the top individual service needs within the category.

Needs by Category

