

Will County Illinois
Annual Action Plan
For Program Year 2026
For the Will County CDBG Urban County
and the Joliet/Will County HOME
Consortium

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

Introduction

The main source of funding for the goals, programs, and projects discussed in this Consolidated Plan will come from the Community Development Block Grant (CDBG), the HOME Investment Partnerships Program (HOME) and the Emergency Solutions Grant (ESG).

Community Development Block Grant (CDBG)

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

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

Section 108 Loan Guarantee Funds (CDBG 108)

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

HOME Investment Partnerships Program (HOME)

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

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

Emergency Solutions Grant (ESG)

Emergency Solutions Grant (ESG) funds must benefit homeless persons and families and those at risk of homelessness. ESG funds can be used to support shelters, assist homeless persons access private housing, prevent homelessness, and conduct street outreach.

Anticipated Resources

Program	Expected Amount Available PY2026			
	Allocation	Program Income	Prior Year Resources:	Total:
CDBG (Federal)	\$2,182,047	\$0	\$0	\$2,182,047
HOME (Federal)	\$1,181,448.51	\$0	\$0	\$1,181,448.51
ESG (Federal)	\$151,163	\$0		\$151,163

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

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

Additional funding (leveraging) is supplied by Low Income Housing Tax Credits, private funding, and a number of other funding sources, including the State of Illinois Housing Rehab and Accessibility Program, and County funded programs for housing stabilization and to assist in clearance and removal of blighting conditions.

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

The County donated property from the trustee surplus sale to a local affordable housing developer to help meet the goal of creating affordable housing.

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

#	Goal Name	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Create Affordable Housing	Countywide	Affordable Housing	HOME: \$300,000	3 units of new rental housing
2	Make Existing Housing Affordable	Countywide	Affordable Housing	CDBG: \$187,998.40 HOME: \$586,086.38	15 DPA units 150 TBRA households 200 counseled households
3	Improve Condition of Housing Stock	Countywide	Affordable Housing	CDBG: \$92,000 HOME: \$177,217.28	3 Group Homes
4	Reduce Homelessness	Countywide	Homelessness	ESG: \$139,825.78 CDBG: \$45,000	12 households 100 persons
5	Improve Neighborhood Infrastructure and Facilities	CDBG Target Areas; Countywide; and Bolingbrook	Non-Housing Community Development	CDBG: \$1,218,639.20	3 projects 2180 persons
6	Improve Public Services	Countywide	Non-Housing Community Development	CDBG: \$202,000	125,000 persons
7	Planning, Administration, and Capacity Building	Countywide	All	CDBG: \$436,409.40 HOME: \$118,144.85 ESG: \$11,337.23	Not Applicable

1. Create Affordable Housing

The County will use available federal resources to subsidize the development of new affordable housing units. Eligible projects may include new construction or the acquisition and rehabilitation of existing properties. Housing may be rental or homebuyer.

This program year the County will support a 47 unit affordable rental housing senior LIHTC development. The project award is \$600,000 that will be payable over 2 years with the first year award being \$300,000. The award is contingent on the development getting state LIHTC financing and HOME funding availability in the program year 2027.

Projects serving this goal:

Casanova Development, Lincoln Prairie senior rental housing, New Lenox	\$300,000
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2. Make Existing Housing Affordable

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

The County will also provide support to tenant-based security deposit assistance programs with the goal of making existing, market rate rental properties affordable to low- and moderate-income populations.

Projects serving this goal:

CDBG WCCC Housing Counseling	\$77,000.00
CDBG WCCC Down Payment Assistance	\$75,000.00
CDBG WCCC Security Deposit Assistance	\$35,998.40
HOME Consortium Down Payment Assistance	\$400,000.00
HOME WCCC Security Deposit Assistance	\$186,086.38

3. Improve Condition of Housing Stock

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

Projects serving this goal:

CHDO Group Home Rehabilitation	\$177,217.28
CDBG Sertoma	\$92,000.00

4. Reduce Homelessness

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

Projects serving this goal:

Homeless Prevention – Catholic Charities	\$45,000.00
ESG PY26	\$147,383.93

5. Improve Neighborhood Infrastructure and Facilities

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

Projects serving this goal:

IEPA Loan Repayment - Ridgewood	\$110,500.00
Southeast Joliet Sanitary District Water & Sewer Improvements	\$600,000.00
Bolingbrook Infrastructure Improvements	\$331,139.20
Easterseals Health Facility Building Improvements	\$90,000.00
UCP-Center for Disability Services Building Improvements	\$105,000.00

6. Improve Public Services

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

Projects serving this goal:

National Hook-Up Food Pantry	\$93,000
Sharefest Food Bank/Pantry	\$59,000
Casa Court Advocate for DCFS Cases	\$25,000
Give Something Back Youth Services	\$25,000

7. Planning, Administration, and Capacity Building

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

Projects serving this goal:

CDBG Administration	\$436,409.40
HOME Administration	\$118,144.85
ESG Administration – County	\$3,779.08

AP-35 Projects – 91.420, 91.220(d)

Create affordable housing

Project Name	Casanova Development, Lincoln Prairie Senior Housing New Development
Target Area	Will County
Goals Supported	Create New Affordable Housing
Needs Addressed	Affordable Housing
Funding	HOME: \$600,000 over 2 years, with the first year award of \$300,000
Description	HOME funds will be used to subsidize the development of a 47-unit senior housing development dedicating 3 HOME units
Target Date	September 30, 2028
Goal	3 rental housing units
Location Description	New Lenox
Planned Activities Eligibility	New Construction of affordable rental units

Make existing housing more affordable

Project Name	Tenant-Based Security Deposit Assistance
Target Area	Will County
Goals Supported	Make Existing Housing Affordable
Needs Addressed	Affordable Housing
Funding	HOME: \$ 186,086.38 CDBG: \$35,998.40
Description	The County will work with Will County Center for Community Concerns to provide security deposit assistance to low income renters who are in need of housing stability.
Target Date	September 30, 2027
Goal	100 households
Location Description	throughout Will County
Planned Activities Eligibility	HOME: Tenant Based Rental Assistance 14J, LMH

Project Name	HOME Consortium Down Payment Assistance
Target Area	Countywide
Goals Supported	Make Existing Housing Affordable
Needs Addressed	Affordable Housing
Funding	HOME: \$400,000 CDBG: \$75,000
Description	Funds will be used to provide financial assistance and housing counseling to income eligible buyers. Comprehensive counseling is required as part of the HOME DPA Program.
Target Date	September 30, 2027
Goal	15 homebuyers
Location Description	Services available at Will County Center for Community Concerns 2455 Glenwood Ave, Joliet, IL 60435 Phone: (815) 722-0722
Planned Activities Eligibility	CDBG: 14K Housing services in support of the HOME Program, eligible under 570.201(k), LMH HOME Down payment assistance 24 CFR 92.254(f)

Project Name	Housing Counseling
Target Area	Countywide
Goals Supported	Make Existing Housing Affordable
Needs Addressed	Affordable Housing
Funding	CDBG: \$77,000
Description	This project will provide HUD certified housing counseling for low-income individuals to help them to prevent foreclosure and assist in the homebuying process.
Target Date	September 30, 2026
Goal	200 persons
Location Description	Services available at Will County Center for Community Concerns 2455 Glenwood Ave, Joliet, IL 60435 Phone: (815) 722-0722
Planned Activities Eligibility	CDBG Public Service 24 CFR 570.201(e) 05U, LMH

Improve condition of existing housing stock

Project Name	CHDO Group Home Rehab
Target Area	None
Goals Supported	Improve Condition of Housing Stock
Needs Addressed	Affordable Housing
Funding	HOME: \$ 177,217.28
Description	This project will include the rehabilitation of 1 group home that provides housing and supportive services to adults with disabilities. The owner of the properties qualifies as a Community Housing Development Organization (CHDO). This project will meet the 15% set-aside requirement for CHDOs.
Target Date	September 30, 2027
Goal	1 housing unit
Location Description	Joliet
Planned Activities Eligibility	CHDO Housing Rehabilitation; Multi-Family, CHDO

Project Name	Sertoma Group Home Rehab
Target Area	None
Goals Supported	Improve Condition of Housing Stock
Needs Addressed	Affordable Housing
Funding	HOME: \$92,000
Description	This project will include the rehabilitation of 2 Community Integrated Living Arrangement group homes in Will County which provide housing and supportive services to adults with disabilities.
Target Date	September 30, 2027
Goal	2 housing unit
Location Description	Crete
Planned Activities Eligibility	CHDO Housing Rehabilitation; Multi-Family, CHDO

Reduce Homelessness

Project Name	Emergency Services and Homeless Prevention Expansion Program
Target Area	None
Goals Supported	Reduce Homelessness
Needs Addressed	Homelessness
Funding	CDBG: \$45,000
Description	Catholic Charities will provide the basic necessities to prevent and divert households from becoming homeless and end up in shelters or on the streets.
Target Date	September 30, 2027
Goal	100 Households
Location Description	Not applicable
Planned Activities Eligibility	Public Services 24 CFR 570.201(e); 03T, LMC

Project Name	Rapid rehousing & homeless prevention
Target Area	Countywide
Goals Supported	Reduce Homelessness
Needs Addressed	Homelessness
Funding	ESG: \$147,383.93
Description	Trinity Services to address homelessness with homeless prevention services and rapid rehousing for those in need and working in collaboration with the Continuum of Care and coordinated entry
Target Date	September 30, 2027
Goal	12 households
Location Description	Countywide
Planned Activities Eligibility	ESG Prevention / Rehousing; ESG Administration

Improve neighborhood infrastructure and facilities

Project Name	IEPA Loan Repayment
Target Area	Countywide
Goals Supported	Improve Neighborhood Infrastructure and Facilities
Needs Addressed	Non-housing Community Development
Funding	CDBG: \$110,500
Description	Payment of debt service on IEPA loan to make improvements to Ridgewood water and sewer infrastructure.
Target Date	September 30, 2027
Goal	50 households
Location Description	Ridgewood
Planned Activities Eligibility	Public Facilities and Improvements: 24 CFR 570.201(c) 03J, LMA

Project Name	Infrastructure Improvements – Bolingbrook
Target Area	CDBG eligible areas in Bolingbrook
Goals Supported	Improve Neighborhood Infrastructure and Facilities
Needs Addressed	Non-housing Community Development
Funding	CDBG: \$313,139.20
Description	The Village will use CDBG to support infrastructure projects in low- and moderate-income neighborhoods, such as waste water treatment, street improvements and streetscaping, and sidewalks.
Target Date	September 30, 2027
Goal	150 households
Location Description	To be determined
Planned Activities Eligibility	Public Facilities and Improvements: 24 CFR 570.201(c) Low Mod Area 570.208(a)(1)

Project Name	Southeast Joliet Sanitary District
Target Area	Sugar Run Creek Neighborhood Plan
Goals Supported	Improve Neighborhood Infrastructure and Facilities
Needs Addressed	Non-housing Community Development
Funding	CDBG: \$600,000
Description	Infrastructure upgrades for water/sewer lines with the City of Joliet as owners of the transferred system.
Target Date	September 30, 2027
Goal	2,051 persons / 850 households in service area
Location Description	Unincorporated Joliet Township
Planned Activities Eligibility	Public Facilities and Improvements: 24 CFR 570.201(c); 031, LMA

Project Name	Sertoma Star Services
Target Area	None
Goals Supported	Improve Neighborhood Infrastructure and Facilities
Needs Addressed	Non-housing Community Development
Funding	CDBG: \$92,000
Description	Repair and rehabilitation of 2 Community Independent Living Arrangement group homes
Target Date	September 30, 2027
Goal	2 households
Location Description	Crete
Planned Activities Eligibility	Public Facilities and Improvements: 24 CFR 570.201(c) LMH

Project Name	UCP-Center for Disability Services
Target Area	None
Goals Supported	Improve Neighborhood Infrastructure and Facilities
Needs Addressed	Non-housing Community Development
Funding	CDBG: \$105,000
Description	Rehab of facility that serves people with disabilities including adding ADA-Compliant Automatic Doors
Target Date	September 30, 2027
Goal	125 persons
Location Description	Joliet
Planned Activities Eligibility	Public Facilities and Improvements: 24 CFR 570.201(c) LMC

Project Name	Easterseals
Target Area	None
Goals Supported	Improve Neighborhood Infrastructure and Facilities
Needs Addressed	Non-housing Community Development
Funding	CDBG: \$90,000
Description	The project will include improvements to a health facility that serves people with disabilities and includes rehab of bathrooms
Target Date	September 30, 2026
Goal	108 households
Location Description	Joliet
Planned Activities Eligibility	Public Facilities and Improvements: 24 CFR 570.201(c) LMC

Improve Public Services

Project Name	National Hook-up Food Pantry operations
Target Area	Countywide
Goals Supported	Improve Public Services
Needs Addressed	Non-housing Community Development
Funding	CDBG: \$93,000
Description	Funding will be used by NHBWJC to fund staff providing pantry operations and required certifications, educational programming staff, and gap food purchases if supply falls short of need.
Target Date	September 30, 2027
Goal	2,400 persons
Location Description	Countywide-serve pantry clients & mass food distributions throughout Will County
Planned Activities Eligibility	CDBG Public Service 24 CFR 570.201(e) 05W, LMC

Project Name	Sharefest Food Bank/Food Pantry
Target Area	Countywide
Goals Supported	Improve Public Services
Needs Addressed	Non-housing Community Development
Funding	CDBG: \$59,000
Description	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.
Target Date	September 30, 2026
Goal	125,000 Individuals
Location Description	Countywide-serve pantry clients & mass food distributions throughout Will County
Planned Activities Eligibility	CDBG Public Service 24 CFR 570.201(e) 05W, LMC

Project Name	CASA court advocate for DCFS cases
Target Area	Countywide
Goals Supported	Improve Public Services
Needs Addressed	Non-housing Community Development
Funding	CDBG: \$25,000
Description	The funds will support a part-time supervisory position who will work with DCFS involved homeless families to expand foster home services.
Target Date	September 30, 2027
Goal	35 Individuals
Location Description	Will County court cases involving abused/neglected children
Planned Activities Eligibility	CDBG Public Service 24 CFR 570.201(e) 05N, LMC

Project Name	Give Something Back Youth Services program
Target Area	Countywide
Goals Supported	Improve Public Services
Needs Addressed	Non-housing Community Development
Funding	CDBG: \$25,000
Description	This program will provide trauma-informed youth coaching and mentoring for low-income youth through monthly one-on-one sessions and group workshops focused on academic success, career readiness, and social-emotional development.
Target Date	September 30, 2027
Goal	80 Individuals
Location Description	Will County court cases involving abused/neglected children
Planned Activities Eligibility	CDBG Public Service 24 CFR 570.201(e) 05N, LMC

Project Name	Program Administration
Target Area	None
Goals Supported	All
Needs Addressed	Planning and Capacity Building
Funding	CDBG: \$436,409.40 HOME: \$118,144.85 ESG: \$3,779.08
Description	Funds will be used to support the County’s planning, administration, and oversight of federally funded projects.
Target Date	September 30, 2027
Goal	Not applicable
Location Description	Not applicable
Planned Activities	Planning and Administration
Eligibility	General Program Administration 24 CFR 570.206 or 24 CFR 570.489(a)(3)

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

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

The County provides an allocation of Bolingbrook per the joint agreement. For HOME funds, the City of Joliet will receive a portion of funds based on the existing HOME Consortium agreement. The City and the County will also jointly fund a downpayment assistance program and tenant based security deposit assistance program. The remaining funds will be distributed based more on alignment with the priority needs and perceived outcomes than geographic location.

Obstacles to addressing underserved needs continues to be a lack of affordable housing options throughout Will County, limited rental units and limited affordable housing development.

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

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

Under the CDBG program, investments that benefit specific areas are limited to those where at least 45.7%¹ of the residents are considered to be low- and moderate-income (LMI) that have incomes less than 80% of the area median income. Will County qualifies as an “exception community” which means funds can be invested in areas with a concentration of LMI residents relative to the community as a whole. The County’s CDBG allocation is in part based on a joint agreement with the Village of Bolingbrook. As part of this agreement, a percentage of the overall CDBG allocation will be used to meet the needs of Bolingbrook. Similarly, the County’s HOME allocation is based on a consortium agreement with the City of Joliet and a percentage will be used to meet the needs in Joliet. In this program year, the County proposes to make investments per the information in the table below.

Geographic Distribution

Geographic Area	HOME	CDBG
Joliet	40%	0% ²
Bolingbrook		18%
Unincorporated Ridgewood		5%
Unincorporated Joliet Township/SE Joliet		27%
No geographic basis	60%	50%
	100%	100%

¹ Will County is considered an exception community under CDBG rules. This percentage may fluctuate from year to year.

² Joliet receives its own CDBG allocation and therefore does not qualify for CDBG available through the County.

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

Introduction

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

Due to increasing interest rates and high demand for housing, the County and City jointly funded a downpayment assistance program to help reach populations that would benefit from assistance including renters, families in disinvested areas, and employers looking to provide housing stabilization for their employees through a possible match opportunity.

Year 2 Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	96
Special-Needs	1
Total	97

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

Year 2 Goals for the Number of Households Supported Through	
TBRA/Security Deposit Assistance	78
The Production of New Units	3
Rehab of Existing Units	1
Acquisition of Existing Units (DPA)	15
Total	97

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

Project	Funding	Population Served			Project Type				Total
		Homeless	Non-Homeless	Special Needs	TBRA	New Units	Rehab	Acquisition	
Security Deposit - WCCC	186,086.38		78		78				78
DPA – Consortium	400,000.00		15					15	15
New Construction, senior rental	300,000.00			3		3			3
Group home rehab	177,217.28			1			1		1
Total			98	4	78	3	1	15	97

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

Introduction

The Housing Authority of Joliet has the following goals:

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

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

The HAJ did not apply for Security Deposit program funds to assist voucher holders with finding affordable housing options this upcoming year. Voucher holders would be eligible for security deposit assistance through the security deposit program that is recommended for funding.

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

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

Regarding homeownership, the authority administers a self-sufficiency program. The County will coordinate and partner with the authority to market its programs when public housing residents or voucher holders are potential beneficiaries. The County and the Housing Authority are working together to help support a proposed 25-unit rental housing development for homeless using HOME-ARP funds and project-based vouchers. If that project receives state funding, coordination will continue. A CEO of the Housing Authority sits on the CDBG/HOME Advisory Board to help provide input on project selections and opportunities to work together.

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

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

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

Introduction

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

Homeless Programs and Projects

- Emergency Services/Prevention Expansion Program \$45,000.00
- Rehousing/Prevention \$147,383.93

Non-homeless special needs

- Rehab of group home for people with disabilities \$177,217.28
- New construction of senior rental units \$300,000.00

In addition to directly funding projects, the County will continue to participate in the local Continuum of Care. The following information describes strategies that will be followed in the upcoming program year by the CoC and its participating members.

Outreach and Assessment

Homelessness Prevention for the Continuum of Care activities are designed to quickly identify and engage people at risk of and experiencing homelessness to prevent the loss of housing and people from entering the crisis response components.

Homeless Prevention (HP)Resources are allocated to regional leads who work collectively to ensure the entire Will County CoC has access to HP resources.

- Catholic Charities Diocese of Joliet (CC-DOJ) serves as the Will County Regional lead, and they provide HP services for Will County.

Diversion is a strategy that prevents homelessness for people seeking shelter by helping them identify immediate alternate housing arrangements and, if necessary, connecting them with services and financial assistance to help them return to housing. Every effort should be made to divert program participants to other housing solutions when they first contact the Homeless Response System.

- Catholic Charities Diocese of Joliet (CC-DOJ) serves as the Shelter Diversion and Assessment lead for the Will County Continuum of Care (CoC). They provide services for Will, Kendall, and Grundy Counties.

Street Outreach activities include the outreach and engagement of people experiencing homelessness in unsheltered locations with the goal of connection to HRS. The urgent objective is to connect households to emergency shelters whenever possible. Street Outreach serves as a Coordinated Entry System Access

Point for people experiencing unsheltered homelessness and must be conducted in the field. Street Outreach is conducted equitably throughout the entire region.

- Will Grundy Medical Clinic (WGMC) serves as the Street Outreach lead for the Will County CoC. They provide services for Will, Kendall, and Grundy Counties.

Coordinated Entry System (CES) Access

Coordinated entry for the Continuum of Care is a powerful tool designed to ensure that people experiencing homelessness are matched, as quickly as possible, with the intervention that will most efficiently and effectively end their homelessness. Many partners participate in this system.

Access Points are the participating agencies that have identified Housing Assessors to conduct CES assessments. Access Points should assess literal homelessness before conducting a CES Intake. The CES assessment should only be completed on households who are literally homeless. This does not include households who are experiencing housing instability.

Crisis Intervention Access Point: The primary access point for CES. This is a shelter or street outreach provider. Will conduct a CES assessment within 7 days of intervention intake. This allows providers to conduct shelter diversion or homeless prevention assessments to resolve the household's homeless crisis.

Non-Crisis Intervention Access Point: The complementary access point for CES. Providers in this role are community services or housing partners who don't provide crisis intervention services for homelessness. The Non-Crisis Intervention partner should help the household resolve the homeless crisis by connecting them to the Homeless Response System's crisis components: emergency shelter or street outreach.

Housing Assessors are the Point of Contact for people who have been entered into the CES. All communication should be directed to the Housing Assessor until a Housing Navigator has been assigned because a housing referral is available. The Housing Assessor will connect with the person experiencing homelessness at least 1 time every 30 days. Identification support should begin at CES Assessment with Housing Assessors; this includes helping households with photo identification, social security, and birth certificates.

Emergency shelter and transitional housing needs

Emergency shelter refers to any program that offers temporary shelter for people experiencing a homelessness crisis, whether for the general homeless population or specific groups within it. Emergency Shelter resources are available in different models, based on need, location, and availability. The primary emergency shelter intervention available in the Homeless Response System is a site-based location in Joliet. Congregate shelter services serve as the CoC's primary emergency shelter service.

- Catholic Charities Diocese of Joliet (CC-DOJ) serves as the Emergency Shelter lead for the Will County Continuum of Care (CoC). They provide services for Will, Kendall, and Grundy Counties.

Transitional Housing provides temporary housing with supportive services to people experiencing homelessness with the goal of interim stability and successfully obtaining housing.

- Catholic Charities Diocese of Joliet (CC-DOJ) serves as the Transitional Housing lead for the Will County CoC. They provide services for Will, Kendall, and Grundy Counties.

Transitioning to Permanent Housing

Rapid Re-Housing (RRH)

Rapid Re-housing (RRH) is permanent housing that helps literally homeless households move as quickly as possible into permanent housing and achieve stability in that housing.

RRH provides short-term (up to three months) and medium-term (4-24 months) tenant-based rental assistance and supportive services to households experiencing literal homelessness. Rental assistance is limited to no more than 24 months at one time to a household, and supportive services may be provided for no longer than 6 months after rental assistance stops. Program participants are required to meet with a case manager not less than once per month to assist the program participant in ensuring long-term housing stability. These meetings should take place in the unit of the household.

Permanent Supportive Housing (PSH)

Permanent Supportive Housing (PSH) is an evidence-based, permanent housing intervention in which housing assistance (e.g., long-term leasing or rental assistance) and supportive services are provided to assist households who experienced literal homelessness at entry and have at least one member with a disability in achieving housing stability.

Occupancy Charges. The PSH program (unless restricted by grant agreement) requires participating households to engage in rental contributions through occupancy charges as a condition of residing in the housing. Zero income households have no occupancy charges, and programs may not request a minimum rental contribution for zero income households.

Occupancy charges are determined at program intake and annual assessment of income, unless a household requests a redetermination due to loss of income or change in household composition. Occupancy charges are provided in writing within 30 days of a determination for contribution.

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

Introduction

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

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

Program Year Goals

County staff will continue to work with faith leaders through the faith leaders challenge with the Continuum of Care to engage faith leaders into the housing space.

County staff will participate in a County-wide housing study, led by the Will County Center for Economic Development, to assess housing conditions and draft action items to help expand housing supply in Will County to meet the trends and growing needs,

County will continue with the update to the Land Resource Management Plan and incorporate a housing & development lens to help guide future development decisions.

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

Introduction

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

Actions planned to address obstacles to meeting underserved needs.

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

In the coming program year, the County will continue to work with the MAPP Collaborative Access to Food committee which has identified areas with high health disparities and high food insecurity. The County will also work with the Continuum of Care to address at risk homeless and with the County for Eviction Mediation services.

Actions planned to foster and maintain affordable housing.

The County will participate in the Center of Economic Development Housing Study to provide feedback on affordable housing needs in the county. Staff will also initiate and participate in the update the Land Resource Management Plan to garner input on housing and development from residents to help improve existing quality of life and future growth.

Actions planned to reduce lead-based paint hazards.

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

The County will continue to participate in and share information about lead at the annual Healthy Homes Family Fair sponsored by the local Community Action Agency.

Actions planned to reduce the number of poverty-level families

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

The County also manages a Community Garden Program that provides funds to develop and maintain community garden, particularly in high need zip codes. Community gardens help provide healthy food options in low-income areas that don't have access to grocery stores in their area. In the last Program Year, 32 gardens were assisted, and 80,000 pounds of fresh fruits and vegetables were grown and distributed.

The County also funds an Eviction Mediation Program in partnership with the 12th Circuit Court. The program connects residents in eviction court with eviction mediation services. Housing stabilization funds are also available to households facing eviction by providing rental arrears.

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

- Security Deposit Assistance \$ 186,086.38
- Emergency Services/Homeless Prevention Expansion \$45,000.00
- WCCCC Housing Counseling \$77,000.00
- WCCCC DPA \$75,000.00
- Sharefest food pantry/food bank \$59,000.00
- Project 100-Labor of Love Food Pantry \$93,000.00

Actions planned to develop institutional structure.

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

- Increased capacity of existing and new affordable housing providers to better serve the unmet need across the county.
- Increased collaboration between the Continuum of Care and the County Health Department/MAPP Collaborative to connect housing with health care.
- Development of a land bank or vacant property registry or a capability similar to land banks to serve redevelopment of target areas.
- Increased collaboration with partners in Neighborhood Plan areas
- Increased collaboration with 12th circuit court to address high eviction rates
- Increased collaboration with Health Department on lead-based paint cases
- Increased collaboration with water/sewer/stormwater drainage districts in high need areas

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

The County will continue to participate in the Community Builders Network, Will County Continuum of Care and the MAPP Collaborative. These umbrella groups can bring a large number of stakeholders

together to coordinate their efforts and highlight success and best practices. The County will continue to have a close working relationship with its other partners as well, including the City of Joliet and the Housing Authority of Joliet.

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

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

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

Other CDBG Requirements

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

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

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

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

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

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

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

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

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

Include written standards for providing ESG assistance (may include as attachment).

The County written standards for providing ESG assistance refer to the Continuum of Care standards to help align with homeless response efforts. Homeless Response System Written Standards for the Continuum of Care (CoC) are attached. Several participating members of the CoC are State funded ESG recipients so it is important to align when possible to the needs of the response system. State ESG funds can be used in all of the CoC service area, while County ESG can only be used in Will County. ESG recipients are encouraged work with the CoC.

If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

The Homeless Response System Written Standards for the Continuum of Care (CoC) are attached which include standards for coordinated assessment.

Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

ESG Sub Awards are allocated and awarded through the County's Advisory Board. A publication of the notice that ESG funds are available is provided to all interested organizations, as well as published in the local newspaper and the County website. The County consults with the Continuum of Care on the applications received and the highest needs in the homeless response system.

If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

The County is part of the Continuum of Care, which has a Consumer Committee comprised of homeless and formerly homeless persons. Each Committee Member is screened by and supported by Agency representatives. Goals and objectives are selected by Committee members to accomplish. Representatives from the Consumer Committee sit on Leadership. The Committee meets monthly at the Central Library in Joliet.

Describe performance standards for evaluating ESG.

Program performance standards are described in the ESG Program Manual.