Will County Illinois

Annual Action Plan

For Program Year 2020

For the Will County CDBG Urban County and the Joliet/Will County HOME Consortium

AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2) 3
AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e) 5
AP-35 Projects - 91.420, 91.220(d) 9
AP-50 Geographic Distribution - 91.420, 91.220(f) 22
AP-55 Affordable Housing - 91.420, 91.220(g) 23
AP-60 Public Housing - 91.420, 91.220(h) 24
AP-65 Homeless and Other Special Needs Activities - 91.420, 91.220(i) 25
AP-75 Barriers to Affordable Housing - 91.420, 91.220(j) 27
AP-85 Other Actions - 91.420, 91.220(k) 28
AP-90 Community Development Block Grant Program - CFR 91.220(l)(1) 30
AP 90 HOME Investment Partnership Program (HOME) - 24 CFR 91.220(l)(2) 31
AP 90 Emergency Solutions Grant (ESG) Reference 91.220(l)(4) 32

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 Grants (ESG).

Community Development Block Grant (CDBG)

The Community Development Block Grant (CDBG) funds received by the City 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,
- Downpayment assistance for income-eligible buyers,
- Acquisition/Rehabilitation/Resale of owner housing (i.e. flipping),
- 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 Year 1				Years 2-4
	Allocation	Program Income	Prior Year Resources:	Total:	
CDBG (Federal)	$2,115,135	$0	$700,000	$2,815,135	$8,460,540
HOME (Federal)	$1,254,075	$0	$0	$1,254,075	$5,016,300
ESG (Federal)	$146,094	$0	$0	$146,094	$584,376

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 than 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 Abandoned Properties Program to assist in clearance and removal of blighting conditions.

This year, the County also is planning to use program income funds generated from the Illinois Attorney General's Foreclosure Stabilization Program (FSP) since the County was a partner with the City of Joliet and the Will County Center for Community Concerns. Funds in excess of $150K are being used in this Plan.

The ESG Program regulations require 100% match. This requirement is met by the County's CDBG funds distributed for homeless programs through the County's CDBG Homeless Services Program Grant Fund and United Way allocations.

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

Not applicable.

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

#	Goal Name	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Improve Condition of Housing Stock	Bolingbrook	Affordable Housing	CDBG: $35,000	50 Owner Units Rehabilitated
2	Create Affordable Housing	Joliet	Affordable Housing	5	7 Rental Units Constructed 3 Owner Units Constructed 10 TBRA Rental Subsidies
3	Increase Homeownership		Affordable Housing	CDBG: $60,000	550 homebuyers counseled
4	Reduce Homelessness		Homelessness	ESG: $146,094 CDBG: $223,644 HOME: $100,000	75 provided overnight shelter 105 Homeless Prevention 7 TBRA household subsidies 375 Persons Served
5	Eliminate Blighted Conditions		Non-Housing Community Development		No Action in Program Year
6	Increase Economic Opportunities		Non-Housing Community Development		No Action in Program Year
7	Improve Neighborhood Infrastructure and Facilities	Wilmington Fairview Ridgewood Bolingbrook Lockport Heights	Community Development	CDBG: $1,988,732	5 Infrastructure improvements 1 Facility improvement 6,400 Persons served
8	Improve Public Services		Special Needs Housing Community Development	CDBG: $84,732	4,075 Persons Assisted
9	Planning, Administration, and Capacity Building		All	CDBG: $422,704 HOME: $156,759	Other: 1 Other
10	Advance Fair Housing and Equal Opportunity		All	CDBG: $20,000	Other: 1 Other

1. 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.

FY2020 Projects serving this goal:

- Bolingbrook Emergency Repair $35,000

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

FY2020 Projects serving this goal:

- HOME New Construction TBD $178,389
- Habitat Joliet Rehab $74,027
- Habitat CHDO Operations $115,000
- Habitat New Development $79,900
- Stepping Stones Recovery Home $350,000
- TBRA – States Attorney $200,000

3. Increase Homeownership

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.

FY2020 Projects serving this goal:

- CSC Housing Counseling $60,000

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.

FY2020 Projects serving this goal:

- ESG PY2020 Homeless Programs $146,094
- Bolingbrook Emergency Displacement $2,000
- Tenant-Based Rental Assistance – Will $100,000
- Housing Services – Will $40,000
- WCCC Homeless Services $131,644
- Catholic Charities Homeless Prevention $50,000

5. Eliminate Blighted Conditions

The County will use available federal resources to demolish and clear blighted structures to eliminate factors that contribute to neighborhood decline and make private investment and redevelopment more feasible. **No FY2020 Projects will serve this goal.**

6. Increase Economic Opportunities

The County will use available resources to programs and projects that create economic opportunity and access to suitable living environments. Funds will be used to help local businesses to respond to the on-going issues arising from COVID-19. Potential projects and programs include small business assistance programs, microenterprise programs, job training, and other supportive services to assist low- and moderate-income households. **No FY2020 Projects will serve this goal.**

7. 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.

FY2020 Projects serving this goal:

- Fairmont Infrastructure $880,000
- Wilmington Infrastructure $201,846
- Lockport Heights Infrastructure $441,750
- Bolingbrook Infrastructure $250,136
- Ridgewood IEPA Loan $115,000
- Hands of Hope CARES $100,000

8. 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.

FY2020 Projects serving this goal:

- CASA Advocate for Abused and Neglected Children $70,532
- Senior Services CARES Response $14,200

9. 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.

FY2020 Projects serving this goal:

- Planning and Administration (CDBG) $423,027
- Planning and Administration (HOME) $156,759

AP-35 Projects - 91.420, 91.220(d)

Project Name	Neighborhood Infrastructure and Facilities - IEPA Loan
Target Area	Ridgewood
Goals Supported	Improve Neighborhood Infrastructure and Facilities
Needs Addressed	Non-housing Community Development
Funding	CDBG: $115,000
Description	Payment of debt service on IEPA loan to make improvements to Ridgewood water and sewer infrastructure.
Target Date	September 30, 2021
Goal	500 persons
Location Description	Ridgewood
Planned Activities	Public Facilities and Improvements: 24 CFR 570.201(c) Low Mod Area 570.208(a)(1)

Project Name	Hands of Hope CARES
Target Area	None
Goals Supported	Improve Neighborhood Infrastructure and Facilities
Needs Addressed	Non-housing Community Development
Funding	CDBG: $100,000
Description	CDBG funds will be used to expand the capacity of its Joliet food pantry to meet the increase in demand due to the COVID-19 crisis.
Target Date	September 30, 2021
Goal	500 daily (3,000 unduplicated annually)
Location Description	321 Republic, Joliet, IL
Planned Activities	Public Facilities and Improvements: 24 CFR 570.201(c) National Objective: Limited Clientele (LMC)

Project Name	Neighborhood Infrastructure – Wilmington
Target Area	Village of Wilmington
Goals Supported	Improve Neighborhood Infrastructure and Facilities
Needs Addressed	Non-housing Community Development
Funding	CDBG: $201,846
Description	Funds will be used to replace and improve the water main along Kankakee Street between Baltimore and Canal Street. The current infrastructure is subject to frequent breaks due to age.
Target Date	September 30, 2022
Goal	985 persons reside in the block group service area.
Location Description	Block Group 8834.01-01 Kankakee Street between Baltimore and Canal St, Wilmington Illinois
Planned Activities	Public Facilities and Improvements: 24 CFR 570.201(c) Low Mod Area 570.208(a)(1)

Project Name	Neighborhood Infrastructure – Lockport Heights
Target Area	Lockport Heights
Goals Supported	Improve Neighborhood Infrastructure and Facilities
Needs Addressed	Non-housing Community Development
Funding	CDBG: $441,750
Description	Funds will be used to replace and improve water mains currently servicing the Lockport Heights subdivision as the current infrastructure is subject to frequent breaks due to age.
Target Date	September 30, 2022
Goal	33 households (to be verified by survey)
Location Description	135th Avenue, Lockport Illinois
Planned Activities	Public Facilities and Improvements: 24 CFR 570.201(c) Low Mod Area 570.208(a)(1)

Project Name	Neighborhood Infrastructure – Fairmont
Target Area	Fairmont
Goals Supported	Improve Neighborhood Infrastructure and Facilities
Needs Addressed	Non-housing Community Development
Funding	CDBG: $880,000
Description	The County will use CDBG funds to complete the neighborhood infrastructure projects in the Fairmont neighborhood. These include installation of water and sewer lines as well as flood drainage improvements. This is part of a larger, multi-year project.
Target Date	September 30, 2022 (for this phase)
Goal	880 households
Location Description	Fairmont
Planned Activities	Public Facilities and Improvements: 24 CFR 570.201(c) Low Mod Area 570.208(a)(1)

Project Name	Neighborhood Infrastructure – Bolingbrook
Target Area	CDBG eligible areas in Bolingbrook
Goals Supported	Improve Neighborhood Infrastructure and Facilities
Needs Addressed	Non-housing Community Development
Funding	CDBG: $250,136
Description	The Village will use CDBG to support infrastructure projects in low- and moderate-income neighborhoods, such as street improvements and streetscaping, and sidewalks.
Target Date	September 30, 2022
Goal	1,000 persons in service area
Location Description	To be determined
Planned Activities	Public Facilities and Improvements: 24 CFR 570.201(c) Low Mod Area 570.208(a)(1)

Project Name	Emergency Displacement Assistance – Bolingbrook
Target Area	Bolingbrook
Goals Supported	Reduce Homelessness
Needs Addressed	Homelessness
Funding	CDBG: $2,000
Description	Funds will be used to provide subsistence assistance to income-eligible households at risk of homelessness due to an emergency medical, financial, or personal situation.
Target Date	September 30, 2021
Goal	5 households
Location Description	Services available to Bolingbrook residents. For more information, contact the Village at: 375 West Briarcliff Rd Bolingbrook, IL 60440 Phone: 630-226-8400
Planned Activities	Eligibility: CDBG Public Services (24 CFR 570.201(e)) National Objective: Limited Clientele (LMC)

Project Name	Emergency Home Repair – Bolingbrook
Target Area	Bolingbrook
Goals Supported	Improve Condition of Housing Stock
Needs Addressed	Affordable Housing
Funding	CDBG: $35,000
Description	This program provides financial assistance to low/mod senior residents for emergency home repairs. Eligible repairs must correct items that present an immediate threat to the health, safety, and quality of life of the tenant, including HVAC and plumbing repairs. The program will be administered by Senior Services of Will County.
Target Date	September 30, 2021
Goal	50 Households
Location Description	Bolingbrook. Program administered by Senior Services of Will County.
Planned Activities	Eligibility: 14A single unit rehabilitation National Objective: Low Mod Housing (LMH) national objective

Project Name	Homeless Prevention – Catholic Charities
Target Area	None
Goals Supported	Reduce Homelessness
Needs Addressed	Homelessness
Funding	CDBG: $50,000
Description	Funds will be used to support a Catholic Charities program that provides access to case management, emergency services and homeless prevention assistance for low-income individuals and families living in underserved areas of Will County. The Homeless Prevention and Emergency Services Outreach Program will provide basic needs support such as food, clothing, transportation, and prescription assistance. To ensure housing stability, the program will also assist clients with rent, mortgage, and utility arrearages, as well as security deposits. Clients may also obtain referrals for linkage to other essential services.
Target Date	September 30, 2021
Goal	275 Households
Location Description	Services available to persons throughout Will County. Catholic Charities will provide services at three locations: **University Park Town Center** 44 Towncenter Drive University Park, IL 60484 **Bolingbrook – Wood View Elementary School** 197 Winston Dr, Bolingbrook, IL 60440 **Bolingbrook – Community Service Council** 440 Quadrangle Drive, Suite C, Bolingbrook IL 60440
Planned Activities	Eligibility: CDBG Public Services (24 CFR 570.201(e)) National Objective: Limited Clientele (LMC)

Project Name	Housing Counseling – Community Service Council
Target Area	None
Goals Supported	Improve Public Services Create Affordable Housing
Needs Addressed	Affordable Housing
Funding	CDBG: $60,000
Description	Funds will be used to provide housing counseling to households facing foreclosure and those looking to purchase a home. Comprehensive counseling educates new homebuyers on the process and leads to responsible homeownership and more stable neighborhoods.
Target Date	September 30, 2021
Goal	550 Households
Location Description	Services available to persons throughout Will County at CSC, located at: 440 Quadrangle Drive, Suite C Bolingbrook IL 60440 Phone: 815-886-5000
Planned Activities	Eligibility: CDBG Public Services (24 CFR 570.201(e)) National Objective: Limited Clientele (LMC) presumed benefit

Project Name	Abused and Neglected Children – CASA of River Valley
Target Area	None
Goals Supported	Improve Public Services
Needs Addressed	Non-housing Community Development
Funding	CDBG: $70,532
Description	Funds will used to fund support and advocacy services for abused and neglected children involved in the juvenile court systems.
Target Date	September 30, 2021
Goal	75 persons
Location Description	Not applicable. Services are available to abused and neglected children with open cases in the juvenile court system.
Planned Activities	Eligibility: CDBG Public Services (24 CFR 570.201(e)) National Objective: Limited Clientele (LMC) presumed benefit

Project Name	Homeless Services – WCCC
Target Area	None
Goals Supported	Reduce Homelessness
Needs Addressed	Homelessness
Funding	CDBG: $131,644
Description	Funds will be provided to the Will County Center for Community Concern (WCCC) to provide case management services to homeless persons with the goal of placing the household in permanent and stable housing.
Target Date	September 30, 2021
Goal	100 households
Location Description	Countywide. Services administered by WCCC at: 2455 Glenwood Ave, Joliet, IL 60435 Phone: (815) 722-0722
Planned Activities	Eligibility: CDBG Public Services (24 CFR 570.201(e)) National Objective: Limited Clientele (LMC) presumed benefit

Project Name	Senior Services CARES
Target Area	None
Goals Supported	Improve Public Services
Needs Addressed	Non-housing Community Development
Funding	CDBG: $14,200
Description	Funds will be used by Senior Services of Will County to meet the increased level of needs of seniors due to COVID-19 through an Engagement Campaign. This is a multifaceted approach to support the mental health of seniors who are socially isolated.
Target Date	September 30, 2021
Goal	4,000 Seniors
Location Description	Countywide. For more information, contact Senior Services of Will County at 815-723-9713. Address: 251 N. Center Street, Joliet, IL 60435
Planned Activities	Eligibility: CDBG Public Services (24 CFR 570.201(e)) National Objective: Limited Clientele (LMC) presumed benefit

Project Name	HOME New Construction
Target Area	None
Goals Supported	Create Affordable Housing
Needs Addressed	Affordable Housing
Funding	HOME: $178,389.38
Description	Funds will be made available to developers of housing units affordable to low- and moderate-income residents.
Target Date	September 30, 2024
Goal	2 housing units
Location Description	TBD
Planned Activities	HOME New Construction

Project Name	Habitat for Humanity – Rehabilitation
Target Area	Joliet
Goals Supported	Create Affordable Housing
Needs Addressed	Affordable Housing
Funding	HOME: $74,026.75
Description	Funds will be used to support the acquisition and rehabilitation of a single-family home in Joliet to be occupied by an income eligible homebuyer.
Target Date	September 30, 2022
Goal	1 homebuyer unit
Location Description	To be determined
Planned Activities	HOME Acquisition and Rehabilitation

Project Name	Habitat for Humanity – Operations
Target Area	None
Goals Supported	Create New Affordable Housing
Needs Addressed	Affordable Housing
Funding	HOME: $115,000
Description	Habitat for Humanity will receive an operational subsidy to help their organization build capacity to provide additional affordable housing throughout the County.
Target Date	September 30, 2021
Goal	Not applicable for operational subsidy.
Location Description	Not applicable
Planned Activities	HOME – CHDO Operations

Project Name	Habitat for Humanity Development
Target Area	None
Goals Supported	Create New Affordable Housing
Needs Addressed	Affordable Housing
Funding	HOME: $79,900
Description	Habitat will receive development subsidies to build affordable owner units. One unit will be within Joliet and the second unit will be in Will County.
Target Date	September 30, 2022
Goal	2 new owner units
Location Description	Joliet and Elwood
Planned Activities	HOME Acquisition and New Construction

Project Name	Stepping Stones Recovery Home
Target Area	None
Goals Supported	Create New Affordable Housing
Needs Addressed	Affordable Housing
Funding	HOME: $350,000
Description	Stepping Stone Treatment Center will construct a rental property with 8 two bedroom units to serve their clients who receive mental health and substance abuse treatment.
Target Date	September 30, 2023
Goal	7 affordable rental units (+1 unit for house manager).
Location Description	1621 Theodore Street, Joliet, IL 60435
Planned Activities	HOME Rental

Project Name	Tenant-Based Rental Assistance - Will County
Target Area	None
Goals Supported	Create New Affordable Housing
Needs Addressed	Affordable Housing
Funding	HOME: $100,000 CDBG: $40,000
Description	Will County Center for Community Concerns (WCCC) will use the HOME funding to administer a tenant-based rental assistance program that serves homeless and at-risk households. The program will provide rental subsidies while the participants receive supportive services including case management, housing location, life skills, education, and advocacy. Participants are responsible for paying 30% of income toward rent. CDBG funds will be used to support clients within tenant-based rental assistance programs throughout the county.
Target Date	September 30, 2022
Goal	7 households.
Location Description	Not applicable. To apply for assistance, contact WCCC at (815) 722-0722. 2455 Glenwood Ave, Joliet, IL 60435
Planned Activities	HOME Tenant-Based Rental Assistance (TBRA) Eligibility: CDBG Housing Services National Objective: Low Mod Housing

Project Name	Tenant-Based Rental Assistance – States Attorney's Office
Target Area	None
Goals Supported	Create New Affordable Housing
Needs Addressed	Affordable Housing
Funding	HOME: $200,000
Description	Funds will provide rental subsidies to low-income households who cannot otherwise afford rental housing. Preference will be given to households successfully completing the Drug Court program administered by the State's Attorneys office and other households at-risk of homelessness.
Target Date	September 30, 2022
Goal	10 households.
Location Description	Not applicable. Contact Will County Land Use at 815-774-7890
Planned Activities	HOME Tenant-Based Rental Assistance (TBRA)

Project Name	PY2020 ESG
Target Area	None
Goals Supported	Reduce Homelessness
Needs Addressed	Homelessness
Funding	ESG: $146,094
Description	ESG funds will support Catholic Charities and the Will County Center for Concerns in their efforts to prevent homeless and assist homeless persons on the pathway to permanent, stabilized housing. Catholic Charities will receive $34,400 for shelter operations. WCCC will receive $111,694 for prevention, shelter, and HMIS.
Target Date	September 30, 2021
Goal	Persons provided overnight shelter: 75 Households assisted with prevention: 100
Location Description	Services available to households throughout the County.
Planned Activities	ESG Prevention ESG Shelter Operations ESG HMIS ESG Administration

Project Name	CDBG and HOME Administration
Target Area	None
Goals Supported	All
Needs Addressed	Planning and Capacity Building
Funding	CDBG: $423,027 HOME: $156,759
Description	Funds will be used to support the County's planning, administration, and oversight of federally funded projects.
Target Date	September 30, 2021
Goal	Not applicable
Location Description	Not applicable
Planned Activities	Planning and Administration

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 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. 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.

For the first year of this Consolidated Plan cycle, the County will allocate CDBG funds to Fairmont in order to complete the comprehensive work that was begun in the last Consolidated Plan and provide 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 remaining funds will be distributed based more on alignment with the priority needs and perceived outcomes than geographic location. For the remaining four years of the Consolidated Plan, the County will explore the identification of additional target areas in order to leverage and better coordinate other available resources and initiatives occurring in specific neighborhoods.

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 51% 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. For the 2020 program year, the County can invest CDBG funds in an area where the LMI percent is at least 46%.

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. While neither agreement calls for a specific percentage of funds to be used in Bolingbrook or Joliet, the County has estimated the amounts that will be allocated to these communities based on the needs and priorities documented in this plan. In this program year, the County proposes to make investments in the following areas:

- Village of Bolingbrook Emergency Home Repair
- Village of Bolingbrook Neighborhood Infrastructure
- Village of Bolingbrook Emergency Displacement Assistance
- City of Joliet Habitat Rehabilitation
- City of Joliet Stepping Stones Development
- City of Wilmington Neighborhood Infrastructure
- Unincorporated – Fairmont Heights Neighborhood Infrastructure
- Unincorporated – Lockport Heights Neighborhood Infrastructure
- Unincorporated - Ridgewood Neighborhood Infrastructure

Geographic Distribution

Geographic Area	HOME	CDBG
Joliet	34%	0%[1]
Bolingbrook		10%
Fairmont		31%
Ridgewood		4%
Lockport Heights		16%
Wilmington		7%
No geographic basis	66%	32%
	100%	**100%**

[1] 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

One Year Goals for the Number of Households to be Supported	
Homeless	7
Non-Homeless	15
Special-Needs	7
Total	29

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	17
The Production of New Units	11
Rehab of Existing Units	1
Acquisition of Existing Units	0
Total	29

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

Discussion

Project	Funding	Population Served			Project Type				
		Homeless	Non-Homeless	Special Needs	Rental Assist	New Units	Rehab	Acquisition	Total
TBRA - WCCC	$100,000	7			7				7
TBRA – SAO	$200,000		10		10				10
New Construction – TBD	$178,389		2			2			2
Rehabilitation – Habitat	$74,027		1				1		1
New Construction – Habitat	$79,900		2			2			2
Recovery Home – Stepping Stones	$350,000			7		7			7
Total		7	15	7	17	11	1		29

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

Introduction

In 2019, HAJ submitted an annual and five-year plan that outlines its upcoming mission and goals. Some of the major goals of the five-year plan include:

- 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 to public housing.

The County will coordinate and work with the Housing Authority in regard to its current revitalization plans, including the redevelopment of the Fairview Homes property, the addition of new units within the Liberty Meadows development, and the revitalization of the Adlai Stevenson development.

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 developments.

In regard to 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 will meet with HHA on semiannual basis to discuss and provide for opportunities for residents to become more involved with other opportunities offered by the County.

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 a number of activities that will serve homeless and/or non-homeless persons who require supportive services or housing. These include:

Homeless Programs and Projects

- ESG PY2020 Homeless Programs $146,094
- Bolingbrook Emergency Displacement $2,000
- WCCC Tenant-Based Rental Assistance $100,000
- Housing Services – Will $40,000
- WCCC Homeless Services $131,644
- Catholic Charities Homeless Prevention $50,000

Other Special Needs Projects

- CASA Advocacy for Abused and Neglected Children $70,532
- Stepping Stones Development $350,000
- States Attorney Tenant Based Rental $200,000
- Hands of Hope CARES $100,000
- Bolingbrook Emergency Repair $35,000
- Senior Services CARES $14,200

In addition to directly funding projects, the County will continue to play a leadership role 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

The Continuum of Care will emphasize a multi-site, “no wrong door” approach to ensure persons seeking assistance from any agency involved with the CoC is properly assessed and guided toward the right housing outcome. The access points for the system of care will include:

- Catholic Charities-Diocese of Joliet
- Cornerstone Services
- Morningstar Mission
- Will County Center for Community Concern
- Crisis Line of Will and Grundy Counties
- other organizations that will be added later.

Coordinated Assessment will assist in determining eligibility for homeless and at-risk programs, the proper intervention best suited to the individual client, and the proper level of services needed to prevent or end homelessness for the individual/family. Those at-risk of homelessness who do not meet

the eligibility requirements for homeless prevention are matched with other mainstream benefit programs. Those who are literally homeless that do not meet rapid re-housing prioritization scores or who require a higher level of support than that program will provide are referred to the same mainstream programs, transitional housing programs, or permanent supportive housing programs based on their individual needs and barriers to securing stable housing. ESG Homeless Prevention and Rapid Re-Housing providers develop a plan with each program participant on how they will retain permanent housing after the ESG assistance ends.

Emergency shelter and transitional housing needs

Most funding for shelters comes from state funds and is used to increase the quality of temporary shelters provided to homeless people by assisting with the operating costs of the shelters operated by the Catholic Charities-Diocese of Joliet and Guardian Angel Community Services. IN this program year, a portion of the County's ESG funding will support the operation of the Daybreak shelter.

Operational costs include maintenance, rent, security, equipment, insurance, utilities, furnishings, and necessary supplies. Shelter are able to meet supportive service needs of clients through the provision of case management, childcare, education services, employment assistance and job training life skills training, transportation, and services for special populations. Hotel and motel stays will be used to supplement shelter space given availability of funds and need.

Transitioning to Permanent Housing

Rehousing

Rapid Rehousing is a critical component of shortening the time of homelessness, moving households out of temporary shelters, and in some cases bypassing the shelter system entirely. The major components are: Housing Identification, Rent and Move-In Assistance, and Case Management and Services. The CoC estimates that approximately 500 persons exiting the shelter system could utilize rehousing.

Rehousing services are provided by Will County Center for Community Concerns, Catholic Charities-Diocese of Joliet, Guardian Angel Community Services, and Aunt Martha's.

Homeless Prevention

This funding is allocated to Will County Center for Community Concerns and Catholic Charities Diocese of Joliet and the funded activities are designed to prevent an individual or family from moving into an emergency shelter or living in a public or private place not meant for human habitation. This is done through housing relocation and stabilization services (as provided through the Rapid Re-Housing component) and short-and/or medium-term rental assistance (as well as up to 6 months of arrears). Will County Homeless Prevention Funds are awarded to Will County Center for Community Concerns and are matched by CDBG public service funding and private funding acquired by WCCCC.

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. A number of 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 support the work of the Ad-Hoc Modern Housing Solutions Committee of the Will County Board to formulate a comprehensive housing policy to encourage the development of affordable housing and to create a better balance of housing options that is able to serve the needs of its current and future residents.

County staff will also continue to participate in the Will County Housing Thought Leadership Group. This group includes representation from local non-profits, affordable housing providers, lenders, and realtors.

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 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.

In the coming program year, the County will require its funded subrecipients to use an equity lens to identify racial and ethnic groups that have underserved needs in the community.

Actions planned to foster and maintain affordable housing.

As described above, the County will continue to support the work of the Ad-Hoc Housing Solutions Committee of the Will County Board to formulate a comprehensive housing policy to encourage the development of affordable housing and to create a better balance of housing options that is able to serve the needs of its current and future residents. County staff will also continue to participate in the Will County Housing Thought Leadership Group. This group includes representation from local non-profits, affordable housing providers, lenders, and realtors.

Actions planned to reduce lead-based paint hazards.

All of the County's housing programs funded with HOME, CDBG, and ESG comply with the lead paint requirements of 24 CFR Part 35. Most of the 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.

As described above, three zip codes within the County have been identified as high-risk areas for lead paint. Owners of units where lead hazards are identified through the state program may need financial assistance to remediate the threat. The County will coordinate with the County Health Department and State in cases such as these.

Actions planned to reduce the number of poverty-level families

When feasible, the County will provide 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 following goals will be

used in relation to Section 3-covered projects: (1) thirty percent of new hires will be Section 3 residents, and (2) ten percent of all Section 3-covered contracts will be awarded to Section 3 businesses.

In regard to the use of CDBG funds to directly affect the number of poverty-level families, the County will provide assistance to non-profits that help poverty-stricken families gain self-sufficiency skills. In the current program year, the following funded activities will help families achieve self-sufficiency:

- ESG PY2020 Homeless Programs $146,094
- WCCC Tenant-Based Rental Assistance $100,000
- WCCC Housing Services $40,000
- WCCC Homeless Services $131,644
- Stepping Stones Recovery Home Development $350,000
- States Attorney Tenant Based Rental $200,000
- Catholic Charities Homeless Prevention $50,000

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.
- Better collaboration between the Continuum of Care and the workforce training system to develop effective diversion strategies.
- Better collaboration between the Continuum of Care and the County Health Department/MAPP Collaborative to connect housing with health care.
- Better collaboration and outreach through school districts for families at risk of homelessness, potentially through District 204's Youth Experiencing Success in School (YESS) program.
- Development of a land bank or a capability similar to land banks to serve redevelopment of target areas.
- Better collaboration with community-based organizations working in high need areas, including CDBG target areas.

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

As described above, the County will continue to participate in the Will County Housing Thought Leadership Group and the Will County Continuum of Care. These two umbrella groups are able to bring a large number of stakeholders together to coordinate their efforts and highlight success and best practices. The County will continue a close working relationship with its other partners as well, including the City of Joliet and the Joliet Housing Authority.

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

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 TBRA, funds will be paid directly to housing providers on behalf of TBRA 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 home owners, 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 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(l)(4)

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

The County's Written ESG Program Policy is attached to this plan.

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

The County's Continuum of Care Coordinated Entry Policy Manual and Procedure Guide is attached to this plan.

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 Continuum of Care Leadership Committee and Governance Charter. Sub awards are allocated by the Leadership Committee of the Continuum of Care via Requests for Proposals and broadcast throughout the region. Agencies are notified and provided an application package containing the ESG Program. Project Sub-Award applications are then reviewed by the Leadership Committee and allocations are voted upon.

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 Continuum of Care network 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 sits on Leadership. The Committee meets monthly at the Central Library in Joliet.

Describe performance standards for evaluating ESG.

Program performance standards are fully described in the attached ESG policy manual.