

Executive Summary

ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

This document is the 2015-2019 Consolidated Plan for the Will County Illinois, which will be submitted to the U.S. Department of Housing and Urban Development (HUD). The five-year plan portion of the document covers the period of October 1, 2015 through September 30, 2020, and the one year Action Plan is for the 2015 program year beginning October 1, 2015. The Action Plan contains the County's application for 2015 Community Development Block Grant funds (CDBG); HOME Investment Partnership Program (HOME) Grant funds and Emergency Solutions Grant (ESG) funds. This document must be submitted to HUD by August 16, 2015, which is forty five days before the beginning of the County's 2015 program year.

The Consolidated Plan is a countywide plan identifying housing and community development needs, goals, and strategies for the residents of all the communities in Will County that have opted to participate in such programs. This Consolidated Plan does not include the community development needs, goals and or strategies for the residents of the Cities of Joliet, nor Steger Illinois. There are also small sections of the City of Aurora, City of Naperville, and Village of Park Forest that are within the boundaries of Will County, but are being served through other Entitlement programs. Those communities have either developed their own specific plans that reflect the needs of their specific populations, or have opted to participate in the HUD funded programs of other adjacent counties.

The County's Consolidated Plan is developed using a new tool, eConPlanning Suite, as required by HUD. The tool includes a new format as well as a requirement of estimating funding levels for the five-year-period. The County's plan projects declining funding levels based on recent trends. The plan also uses new low-and-moderate income data provided to us by HUD, using as its basis the American Community Survey data from 2006-2010. These data sets show significant changes in the areas (census tracts) with a high percentage (at least 51% low-mod). The ACA approved data sets contain dramatic changes in income characteristics that for some areas are not supported by direct observation of neighborhood conditions. As an example, only 72 of the 293 Census Tracts countywide meet or exceed the 51% low-

moderate-income threshold. In order for the County to propose working in targeted areas that contain all the elements of an area in need of revitalization efforts, including those already included in previously funded Neighborhood revitalization efforts, we must either use other data sets sanctioned by HUD or other eligible methods, such as Target Area Survey (TAS) approved by HUD in order to work in Census Tracts that meet the HUD criteria. This plan contains such alternative data sets and when used are clearly marked.

Finally, the 2015-2019 Consolidated Plan used a series of expanded citizen outreach methods by using modern technology and social media for both citizen input and agency/institution needs. Outreach to the Spanish-speaking residents and other minority groups were targeted in our online questionnaire and survey as well as face to face conferences. These efforts more than doubled our past outreach responses and made establishing the priority needs for the low and moderate income residents more focused.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The following are the six (6) priorities and related goals/strategies:

AH-1 Home Buyer Assistance

- *AH-2 Housing Rehabilitation* Continue to provide programs to extend/expand the supply of affordable owner-occupied housing.
- *AH-3 Rental Rehabilitation* Provide assistance to agencies that serve special needs clients.
- *AH-4 Public Housing Support* to public housing agencies that are proposing redevelopment
- *AH-5 Fair Housing* Promote fair housing choice.

B. Homeless/At-Risk Strategies and Objectives

- *HO-1 Continuum of Care* The County sits on the Leadership Committee.
- *HO-2 Homeless Services Program* The homeless Services Program offers gap funding for at-risk persons.
- *HO-3 Tenant Based Rental Assistance* TBRA funds will be used to continue assistance to eligible candidates.
- *HO-4 Emergency Solutions Grant Program* The County will allocate its Emergency Solutions Grant funds to sub-recipient agencies.

C. Non-homeless Persons with Special Needs Strategies

- *SN-1 Housing* Increase the supply of decent, safe, accessible and affordable housing for the special needs persons.
- *SN-2 Social Services* Support social service programs for the special needs population

D. Community Development/Creating livable communities

Goals and Strategies:

- *CD-1 Public Improvement/Infrastructure* Every eligible neighborhood should have access to safe and livable neighborhoods.
- *CD-2 Public Facilities* Improvements to and creation of parks, neighborhood facilities and any other types of facilities that all residents are eligible to use. The facility must: (a) serve a population of at least 51% of low mod residents or, (b) be included as part of an overall Redevelopment Strategy planned by the County, or (c) be a facility that serves “presumed benefit” clients.
- *CD-3 Clearance* Removal elimination and prevention of slum and blighting conditions brought about demolition and clearance of abandoned and dilapidated structures and vacant lots.
- *CD-4 Revitalization* Develop comprehensive strategic plan in areas and neighborhoods displaying disinvestment from public and private sector resulting in overall decline of infrastructure, housing, and public facilities. Plans include selected use of acquisition, demolition, code enforcement, new housing construction and rehabilitation.

E. Public Services

Goals and Strategies:

- *PS-1 Children and youth programs*
- *PS-2 Employment and job training*
- *PS-3 Public Transportation services*

F. Economic Development

Goals and Strategies:

- *ED-1 Financial Incentives* - Support and encourage new economic development through local and Federal tax incentive programs such as tax abatements, Section 108 Loan Guarantees, and Economic Development Initiative (EDI) programs

3. Evaluation of past performance

Over the course of the past five-year plan, the County has embarked on larger, long-range community development/infrastructure improvement projects rather than focusing on lower priority smaller improvements. In particular, the phased in work in Homer Township in the Lockport Heights Subdivision of mainly low-income homes, the County has embarked on a multi-year funding to replace a water system that was old, unsafe and costly. In other lower income communities, improvements were made to storm water management systems that eliminated flooding conditions. The Sunnyland area of Plainfield Township received over \$1 million of non-HUD funding, matched by CDBG. In the affordable housing area, the County continues to excel in acquisition, rehabilitation and resale of previously foreclosed upon housing units. The model used by the County for the National Stabilization Program (NSP 1) was extremely successful with the acquisition of 78 properties from PY 2010 forward through the current year. The County also received State NSP1 funds which were instrumental in the rehabilitation of Mc Kenzie Falls senior village in Bolingbrook.

The County's participation in the Continuum of Care remains solid with its commitment of CDBG funds for the Homeless Services Program. Through this program and the support given by the partnerships established between the County and City of Joliet, more than \$3.4 million of Homeless HEARTH Act funds flow into the County each year.

Because the County's Program Year is October 1st, each year there are challenges in implementation of programs during the construction season. Therefore, performance of the most recent grant cycle is late in development. However, the overall performance measures indicate the County is meeting or exceeding HUD's HOME and CDBG performance standards.

4. Summary of citizen participation process and consultation process

The County's Community Development Division of Land Use employed several methods to solicit participation and comments from the citizenry at large and agencies and institutions representing the low and moderate income population. Of particular benefit were the four public hearings held for Community, Agency, and Citizens in general and Fair Housing issues. The hearings were attended by a cross section of interested citizens and agency representatives. In addition, the County used electronic survey questionnaires that were made available on line and through the media and public postings. A series of one-on-one meetings were conducted to strategically positioned agencies and institutions, including the three Public Housing Agencies that have either clients or properties in the County; Fair Housing advocacy agencies; landlord and realtor associations. Staff attended various community meetings and workshops soliciting responses to our outreach efforts in particular with fair housing advocacy groups, the City of Joliet Neighborhood Services Dept, the Education Symposium of the Continuum of Care; the Mental Health Conference also sponsored by the Continuum of Care.

5. Summary of public comments

The County held a series of four public hearings during the development of this plan. The comments from those hearings, along with the results of survey responses from Municipal, Agency and Citizens are included in the attachments at the end of this plan.

6. Summary of comments or views not accepted and the reasons for not accepting them

All comments received during the 30 day public comment period were considered and incorporated into this plan

7. Summary

The methods used to both consult with and gather input from a cross section of citizens and stakeholder agencies were the basis of establishing the priority needs within the County. In particular, the main goals and priorities of the five-year plan focus on improving the living conditions of primarily low-and-moderate income citizens, and to address affordable housing needs directly in response to the outreach and consultation process. Furthermore, the County's strong involvement in the Continuum of Care network keeps the County's priorities focused on the ever present needs of the at-risk population and chronic homelessness.

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	WILL COUNTY	Community Development Division, Land Use Dept.
HOME Administrator	WILL COUNTY	Community Development Division, Land Use Dept.
ESG Administrator	WILL COUNTY	Community Development Division, Land Use Dept.

Table 1 – Responsible Agencies

Narrative

The Community Development Division of the Will County Land Use Department (CDD) is the entity responsible for the development of the 2015 Consolidated Plan. The CDD was established as a County Department in 1994 and is responsible for the coordination and day to day administration of the respective HUD entitlement programs and related requirements and responsibilities. The Department has the authority and expertise to:

- Develop agreements in cooperation with the State’s Attorney’s office for execution between Will County and all entities involved in the implementation of programs and initiatives;
- Provide technical assistance to communities and entities receiving federal grant funds to implement the strategies outlined in this Consolidated Plan;
- Manage the County’s responsibilities during program development and implementation;
- Execute activities related to project monitoring and compliance as required by the U.S. Department of Housing and Urban Development; and
- Coordinate activities in Will County related to community development; and
- Act as liaison between Will County and all agencies involved in developing housing, improving the living environment, and providing homeless/at-risk services in the community.

Consolidated Plan Public Contact Information

Will County Land Use Department

Community Development Division

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PR-10 Consultation - 91.100, 91.200(b), 91.215(l)

1. Introduction

The efforts to both outreach and coordinate with the 3 Housing Authorities in the County, along with numerous assisted housing providers and private health, mental health and related service agencies was exemplified through a series of public hearings and one on one meetings. During this process these various agencies were encouraged to complete on-line survey questions made available to them for the purpose of identifying specific needs and gaps in the services they provide. Once the surveys were completed and analysis made, individual meetings were held at various locations throughout this period.

The County also visited Lockport Township, Plainfield Township and Joliet Township leaders. Those particular townships contain some of the more needy areas where the low and moderate income communities and neighborhoods are located. By keeping an open dialog with these leaders, the consultation process is responsive to the needs of each particular area.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).

The County works with the following agencies throughout the year to enhance coordination:

Joliet Housing Authority-

The County works closely with management to identify needs with respect to development of new housing units. HAJ participates in HOME program application process for both the County and City in redevelopment projects involving Low Income Housing Tax Credits from IHDA.

Social Service Agencies- The County provides CDBG-Public Service funds on a limited basis to both the Continuum of Care and other agencies that meet the needs of low and moderate income residents of the County. The CDD regularly attends meetings, workshops and symposiums that focus on affordable housing or health needs of the most vulnerable community citizens
Housing Providers- The County provides funds to rehabilitate and develop affordable housing and expand housing options for low and moderate income families and households. The County continues to partner with the County's designated Community Action Agency, the Center for Community Concerns. This partnership has and will continue to work on specific affordable housing needs.

Private and Governmental health, Mental Health service agencies- The Continuum of Care network of agencies includes the Executive Director of the Will County Health Department and Community Center

as well as the Executive Director of Aunt Martha's Health Center. Each agency provides health and mental health services to low-and-moderate income residents of Will County. The County participated in the Mental Health Forum sponsored by the Continuum of Care. The Forum was instrumental in laying the groundwork for future collaboration with several agencies that provide mental health services to the homeless population.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

Will County is a member of the Will County Continuum of Care (C of C). The membership includes the City of Joliet, the Village of Bolingbrook in Will County. The C of C is administered by the Will County Center for Community Concerns. The Director of the Community Development Division of Land Use (CDD) is the Chair of both the C of C Leadership Committee and the Ranking Committee and acts as the County's representative to the C of C. The County participates in the coordination of duties within the C of C as well as funds the Homeless Services Program from the County's Public Service Cap under the CDBG Program. This program offers direct assistance for chronic homeless and at-risk families and is administered by the Will County Center for Community Concerns.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

Will County's consultation with the Continuum of Care network is accomplished via C of C committee involvement. The County is represented on all 6 standing committees and of the Continuum, which are comprised of: Leadership; Housing/Plan to End Chronic Homelessness; Education/Support Services; Grant's Funding; Ranking; and Consumer Committees. Each committee is charged with a specific strategic goal as follows:

- Leadership Committee
- Housing/Plan to End Chronic Homelessness Committee
- Education/Support Services Committee
- Grants Funding and Ranking Committees
- Consumer Committee:

Allocation of ESG Funds, Performance Standards and HMIS Administration:

In Will County, Emergency Solutions Grants (ESG) funds are used to provide a wide range of services and supports under the following program components: Emergency Shelter, Rapid Re-Housing, Homelessness Prevention, and HMIS. ESG funds are allocated directly to Will County, but state funds are also allocated to the IL-506 Continuum of Care and its partner organizations by the Illinois Department of Commerce and Economic Opportunity (DCEO). Currently, state funding is used to support the Emergency Shelter and Rapid Re-Housing components primarily with some funding used for Homeless Prevention. State funding is matched 100% with resources accessed and utilized by the sub grantee organizations. Will County funds are currently used to support Homeless Prevention and HMIS activities and are matched 100% with CDBG funding for the same eligible activities.

Only 4% of ESG funds allocated from the State Program (DCEO) and the Will County Program are used for admin activities, 8% is used to fund HMIS activities, and 37% is used to fund the activities funded through the Emergency Shelter Grants program at a lower sum than through that program to keep those activities from being lost. 30% of ESG funds are utilized for homeless prevention activities and makes up only part of the difference in severe cuts to the State Homeless Prevention Program (DHS) from recent years. The remaining 21% is dedicated to Rapid-Re-Housing and the CoC expects this portion to increase in future years prior to other categories being increased. Thus, over half of the funds are dedicated to Homeless Prevention and Rapid Re-Housing activities currently.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Housing Authority of Joliet
	Agency/Group/Organization Type	Housing PHA Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Organization was consulted through a combination of meetings and follow up phone and written correspondence to ascertain the needs of the Housing Authority's clients who are recipients of public housing funding and reside within the County's jurisdiction.
2	Agency/Group/Organization	CATHOLIC CHARITIES
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Organization was consulted through a combination of meetings, phone and written communication follow up, including responses to survey questions as to needs assessments for their client base.

3	Agency/Group/Organization	Will-Grundy Center for Independent Living
	Agency/Group/Organization Type	Housing Services - Housing Services-Persons with Disabilities Service-Fair Housing Services - Victims
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Organization was consulted through a combination of meetings, phone and written correspondence follow up and responses to survey responses.
4	Agency/Group/Organization	Will County Regional Office of Education
	Agency/Group/Organization Type	Services-Children Services-Education Services-Employment Services - Victims Grantee Department
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Organization was consulted through meetings, follow up phone and written communication and completion of survey responses.
5	Agency/Group/Organization	WILL COUNTY CENTER FOR COMMUNITY CONCERNS (C.C.C.)
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-homeless Services-Employment Services - Victims Publicly Funded Institution/System of Care

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Organization was consulted through a series of meetings and public hearings along with written and phone follow up and response to survey responses.
6	Agency/Group/Organization	Will County Center for Economic Development
	Agency/Group/Organization Type	Housing Services-Employment Regional organization Planning organization Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Organization was consulted through a series of meetings and public hearings and written and phone follow up responses to survey responses.
7	Agency/Group/Organization	Morning Star Mission Ministries
	Agency/Group/Organization Type	Housing Services - Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Organization was consulted through a series of meetings, public hearings and follow up communication regarding survey responses.
8	Agency/Group/Organization	CORNERSTONE SERVICES INC.
	Agency/Group/Organization Type	Housing Services - Housing Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-homeless Services-Health Services-Education Services-Employment
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs HOPWA Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Organization was consulted through a series of meetings, public hearings and follow up communication regarding survey responses.
9	Agency/Group/Organization	Crisis Line of Will County
	Agency/Group/Organization Type	Housing Services-Elderly Persons Regional organization Crisis Intervention and Referral Agency
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Organization was consulted through a series of meetings and public hearings and follow up to survey responses.

10	Agency/Group/Organization	United Way of Will County
	Agency/Group/Organization Type	Regional organization Business and Civic Leaders Public/Private Funding Agency for Youth, Family, Community and Health needs of local agencies
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Families with children Homelessness Needs - Veterans Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Organization was consulted through a series of meetings, public hearings and follow up communication on survey responses and community needs assessments.
11	Agency/Group/Organization	SENIOR SERVICES CENTER OF WILL COUNTY
	Agency/Group/Organization Type	Housing Services-Elderly Persons Services-Health Service-Fair Housing Services - Victims Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Elderly wellness program needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Organization was consulted through a series of meetings and public hearings and follow up communication regarding
12	Agency/Group/Organization	SOUTH SUBURBAN HOUSING CENTER
	Agency/Group/Organization Type	Services - Housing Service-Fair Housing Regional organization Planning organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Market Analysis Fair Housing Assessment

<p>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>The Organization was consulted through a series of meetings and public hearings and follow up communication with survey responses.</p>
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Identify any Agency Types not consulted and provide rationale for not consulting

All known agencies that provide services to Will County citizens were consulted and contacted during the development and planning process for this Plan.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Will County Center for Community Concerns	Goals and Plan compatible with this Consolidated Plan
Community Action Plan	Will County Center for Community Concerns	Goals and Plan compatible with this Consolidated Plan
Housing Authority of Joliet Five Year Plan	Housing Authority of Joliet	Goals and Plan compatible with this Consolidated Plan
Illinois Annual Comprehensive Housing Plan	Illinois Housing Development Authority	Compatible with Tax Credit funding proposals from development community
Analysis of Impediments/Fair Housing	Will County and City of Joliet	Basis for Fair Housing outreach and educational efforts and programs to reduce concentration of low income and minority residents
Local Technical Assistance Program	Chicago Metro Agency for Planning (CMAP)	Technical Assistance provided to assist redevelopment efforts in areas such as the South Joliet Patterson Road and Fairmont neighborhoods.
City of Joliet Consolidated Plan	City of Joliet	Through an Intergovernmental Agreement (IGA) the County and City have joined for a regional approach to allocate HOME funds.
Evergreen Terrace Redevelopment Plan	City of Joliet	In partnership with the Housing Authority of Joliet (HAJ) and the City of Joliet, the County will be in partnership to facilitate the redevelopment of Evergreen Terrace housing project.
Regional HOME Summit Policy Guide	DuPage, Cook, Kane, Lake County, Aurora, Rockford, IHDA	Regional summit meetings to discuss and coordinate HOME policies and procedures for regional consistency.

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

The County works closely with the two other entitlement eligible communities in the County, the City of Joliet and the Village of Bolingbrook is assessing the needs of their low and moderate income residents. Additionally, the County Community Development Division works closely with other County Departments and agencies in identifying needs pertaining to health, safety and suitable living environment.

Narrative (optional):

The County works in cooperation with the State of Illinois (IHDA) through its Abandoned Property Program (APP) in identifying structures throughout the community that have been abandoned as a result of the influx of foreclosed properties. This program addresses a portion of the need for solving this particular crisis.

In addition to APP, the County is a partner along with Joliet and the Center for Community Concerns in the Foreclosure Stabilization Program (FSP) administered by the Illinois Secretary of State. This program assists in expanding housing counseling, foreclosure mitigation and acquisition of foreclosed properties in order to expand the supply and need for affordable housing on a county-wide basis.

The County has two standing Intergovernmental Agreements with the City of Joliet and the Village of Bolingbrook to facilitate and administer a portion of their HUD grants. These Agreements assure that all three municipalities have compatible goals and priorities as their specific grants impact two large communities.

The County is actively engaged with the Housing Authority of Joliet (HAJ) which manages public housing units and or vouchers within Joliet and surrounding communities in the County. The County is well aware of the quality and quantity of vouchers disbursed throughout the county and collaborates with HAJ to insure proper oversight is maintained.

PR-15 Citizen Participation

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

The following is the Will County Citizen Participation Plan for the 2015-2019 consolidated planning process. Will County seeks to involve citizens, non-profit organizations, businesses, developers, community and faith based groups and other interested parties in a unified vision of community development actions. The consolidated plan concept is a way of improving the accountability and results- oriented management of the formula grant programs for which Will County is eligible: The Community Development Block Grant program (CDBG); The Home Investment Partnership program (HOME), and the Emergency Solutions Grant program (ESG). By encouraging citizen participation the County anticipates that the above programs will be better equipped to satisfy the housing and community development needs of communities. In addition to Public Hearings held in each applicant community, and at the Advisory Board level, the County Community Development Division, as Lead Entity for the development of the Consolidated Plan, itself conducts separate Public Hearings and meetings to solicit further citizen participation in the development of and carrying out of the Consolidated Plan.

Function and Role of the CDBG/HOME Advisory Board:

It is the purpose and intent of the CDBG/Home Advisory Board (“Advisory Board”) to act as a representative body for the citizens of the county by having elected officials, representatives from non-profits, and public housing act on their behalf in the following: gathering information on the needs of specific communities/groups; approving plans and programs; recommending policies and procedures; recommending funding priorities and strategies;

These activities are undertaken as necessary or appropriate to accomplish the purposes of the Housing and Community Development Act of 1974 as amended, in connection with any activity assisted with funding under the CDBG and HOME programs. The Advisory Board is appointed

by the County Executive and follows Bylaws adopted by the Will County Board to represent the interests of citizens of Will County. The Advisory Board is composed of a maximum of 12 members, including:

County Board Leadership (County Executive, County Board Chairman, Majority and Minority Leaders); Representatives from all County Board Districts; Representatives from the Village of Bolingbrook; Representatives from minority community; Representatives from Public Housing agencies; Representatives from not for profit social service agencies.

The Advisory Board has the responsibility for recommending the Consolidated Plan for County Board approval. The Advisory Board oversees administration of the CDBG and HOME programs and approves and recommends such actions and

policies as submitted by the Will County Community Development Division to the County Board. Any public concerns regarding the CDBG and HOME procedures are heard and acted upon at Advisory Board public hearings. The Advisory Board By- laws and Policies are available for public review on the Internet at www.willcountylanduse.com or by contacting the Community Development Division of Land Use at 58 E. Clinton Street, Joliet, Illinois 60432.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	Minorities Non-English Speaking - Specify other language: Hispanic	A public meeting was held on April 16th in the Fairmont neighborhood with the Fairmont Community Partnership. The purpose of the meeting was to assess the needs of this specific minority community with respect to housing and overall health and safety concerns.	See Excerpts of comments in appendix	All comments were accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Public Hearing	Non-English Speaking - Specify other language: Hispanic Persons with disabilities Social service agecies	A public hearing was held on April 14, 2015 with several social service not for profit agencies to solicit information relating to the needs of their low and moderate income clients. During that hearing, comments were made and recorded on the survey forms and meeting minutes.	See Excerpts of comments in appendix	All comments were accepted	
3	Public Meeting	Minorities Residents of Public and Assisted Housing	A public meeting was held with the Housing Authority of Joliet on March 4, 2015 to determine the overall needs of residents living in subsidized housing within the County's jurisdiction.	See Excerpts of comments in appendix	All comments were accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Public Hearing	Minorities Non-English Speaking - Specify other language: Hispanic Persons with disabilities Residents of Public and Assisted Housing Fair Housing issues	A public hearing was held on April 16, 2015 with fair housing advocacy groups and	See Excerpts of comments in appendix	All comments were accepted.	
5	Public Hearing	Non-targeted/broad community Municipal and township representatives	A public hearing was held on April 15th and April 17, 2015 with Municipalities and the community at large.	See Excerpts of comments in appendix	All comments were accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
6	Public Hearing	Non-targeted/broad community	Advisory Board of the County Board held a public hearing on May 28th to accept comments from municipalities, agencies and the general public on funding allocation decisions for the CDBG, HOME and ESG programs as well as the adoption of the five year Consolidated Plan.	See Transcripts from hearing	All comments were accepted.	
7	Public Meeting	Residents of Public and Assisted Housing	The Advisory Board of the County Board met in a public meeting to discuss staff recommendations for the allocation of CDBG, HOME and ESG and the adoption of the Consolidated Plan and Annual Action Plan	See Transcripts from meeting	All comments were accepted	

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

In order to prepare its housing needs estimates and priority funding decisions, Will County used the required HUD Comprehensive Housing Affordability Strategy (CHAS) data, which provides statistical data on housing needs. The tables in this section have been pre-populated with HUD data based on the American Community Survey's (ACS) five-year estimates and data from the 2010 U.S. Census. This data is the most current information available to assess housing needs, homeless needs, special population needs, social service and economic development needs. In instances when more current data is made available, the County will so note its inclusion.

With respect to the Homeless Needs Assessment, the County used information gathered by the IL 506 Continuum of Care, which is comprised of Will County, the Village of Bolingbrook and the City of Joliet. Additional needs for Will County citizens obtained through the Citizen Participation Process were so noted in this section.

The County strives to allocate its limited resources available from the Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), and the Emergency Solutions Grant Program (ESG) to address a variety of issues facing the residents of the County. This 2015-2019 Con Plan attempts to respond to meet a portion of the needs by funding activities such as affordable housing, projects for not for profit agencies, projects for special needs populations, public service, neighborhood infrastructure rebuilding and upgrading, acquisition of real property, demolition of and removal of blighting conditions, administration and other activities.

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

The County's total population in 2011 was 408,421 compared to 297,882 in 2000 which represents a 37% increase. Similarly the number of households increased from 101,249 in 2000 to 138,603 in 2011 also representing a 37% increase. Of the total occupied households, 121,722 (87.8%) are Owner Households and 16,881 (12.2%) are Renter Households. Of note is the 23% increase in Median Income which is not adjusted for inflation. In order to calculate the change in real dollars, the Consumer Price Index is used to calculate the inflation rate for a particular period. Between 2000 and 2011 the cumulative inflation rate was 30.6%, meaning that the \$62,238.00 median income in 2000 would be \$81,283 if it were expressed in 2011 dollars. By taking this rate of inflation into consideration, the median income in Will County has not kept up with inflation and there is no real increase in median income for the period contained in the below comparison. Of the total households in the County, 36,985 or 26.7% are low and moderate income (0-80% HAMFI) as portrayed in Table 6.

Housing by Tenure The data showing 12.2% Renter Households uncovers a growing trend that impacts housing unit need throughout the County. In the Region, Will County ranks highest in Owner Occupied units and Last in Renter Occupied Units according to the 2011 one year estimate American Community Survey over the 5 county region, including Joliet and Bolingbrook. Cook 58% Owner, 42% Renter; DuPage 75% Owner-25% Renter; Kane 73% Owner-27% Renter; Kankakee 70% Owner-30% Renter. Will 88% Owner-12% Renter.

Demographics	Base Year: 2000	Most Recent Year: 2011	% Change
Population	297,882	408,421	37%
Households	101,249	138,603	37%
Median Income	\$62,238.00	\$76,453.00	23%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	8,454	10,968	17,563	14,217	87,364
Small Family Households *	3,018	3,029	6,288	6,492	53,214
Large Family Households *	618	1,375	1,969	2,392	12,008
Household contains at least one person 62-74 years of age	1,480	2,429	4,077	2,755	13,216

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Household contains at least one person age 75 or older	1,600	2,645	2,792	1,467	3,607
Households with one or more children 6 years old or younger *	1,711	2,155	3,197	3,571	13,869
* the highest income category for these family types is >80% HAMFI					

Table 6 - Total Households Table

Data Source: 2007-2011 CHAS

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	80	100	10	25	215	14	30	110	80	234
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	4	0	20	10	34	0	15	0	8	23
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	80	130	110	15	335	68	214	268	244	794
Housing cost burden greater than 50% of income (and none of the above problems)	2,123	1,434	305	20	3,882	3,834	3,700	4,179	1,702	13,415
Housing cost burden greater than 30% of income (and none of the above problems)	172	948	1,288	362	2,770	767	2,023	4,332	4,281	11,403

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Zero/negative Income (and none of the above problems)	360	0	0	0	360	444	0	0	0	444

Table 7 – Housing Problems Table

Data 2007-2011 CHAS
Source:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	2,298	1,670	445	70	4,483	3,914	3,950	4,564	2,042	14,470
Having none of four housing problems	441	1,408	2,982	2,024	6,855	985	3,930	9,568	10,091	24,574
Household has negative income, but none of the other housing problems	360	0	0	0	360	444	0	0	0	444

Table 8 – Housing Problems 2

Data 2007-2011 CHAS
Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	1,206	1,108	865	3,179	1,370	1,589	3,716	6,675
Large Related	146	195	95	436	368	1,028	1,453	2,849
Elderly	457	494	308	1,259	2,106	2,512	2,059	6,677

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Other	629	797	356	1,782	834	810	1,519	3,163
Total need by income	2,438	2,594	1,624	6,656	4,678	5,939	8,747	19,364

Table 9 – Cost Burden > 30%

Data 2007-2011 CHAS
Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	1,137	594	90	1,821	1,262	1,244	1,840	4,346
Large Related	142	125	10	277	368	834	582	1,784
Elderly	413	337	134	884	1,487	1,167	994	3,648
Other	564	404	80	1,048	789	599	919	2,307
Total need by income	2,256	1,460	314	4,030	3,906	3,844	4,335	12,085

Table 10 – Cost Burden > 50%

Data 2007-2011 CHAS
Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	80	130	110	25	345	53	175	279	203	710
Multiple, unrelated family households	4	0	19	0	23	15	59	32	48	154
Other, non-family households	0	0	0	0	0	0	0	0	0	0
Total need by income	84	130	129	25	368	68	234	311	251	864

Table 11 – Crowding Information – 1/2

Data 2007-2011 CHAS
Source:

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

Table 12 – Crowding Information – 2/2

Data Source
Comments:

Describe the number and type of single person households in need of housing assistance.

In order to assess the number and type of single person households in need of housing assistance, the County accessed data from the ACS 2010 Census Summary File 1 which estimated that 18.5% of the households were 1-person households. Applying that percentage to the data supplied by HUD in this plan, we can estimate a total of 1-person households to be 25,650. Single person households aged 65 and over comprised 22% of those households, or an estimated 5,670 households.

Although this data does not show trends, the national trend suggests that the number of elderly households is expected to rise in the coming years. With limited incomes and resources of seniors and rising cost of housing, the County will need to partner with developers and other agencies to obtain funding and collaborate with housing service and elderly support providers to meet the current and future housing challenges for a greater need that the aging in place senior population will require.

In addition to seniors, our outreach efforts suggest that many of the single person households are at-risk, survivors of domestic violence, persons with disabilities or persons with mental disabilities.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

The Will County Continuum of Care Point in Time Survey (PIT) and Housing Inventory Chart was used to determine the total unmet need of 18 beds in net overall need, all of which are either currently in emergency shelters or transitional housing. There is a need of 12 beds for permanent supportive housing to serve persons with disabilities. There are two agencies that provide services for victims of domestic violence, Christian Family Ministry’s Lambs Fold Shelter and Suzy’s Caring Place. The domestic violence total unmet need of 4 beds is the latest data reported.

What are the most common housing problems?

Cost Burden:

The most common housing problem faced in Will County is the cost burden of renting a housing unit. Comparison of Table 8 and 9 with Table 27 estimates that 69% of Renters and 32% of Owners are experiencing either cost burden (30%) or severe (50%) cost burden.

Experiencing more than one severe housing condition :

The ACS compiles data on housing condition, cost burden and overcrowding. If a household is experiencing more than one of the conditions, it is deemed a severe housing condition. Lack of plumbing; Lack of Kitchen facilities; more than 1.5 persons per room; housing costs more than 50% of gross income (severe cost burden) are the **four housing conditions** that are discussed below and in subsequent part of this plan.

Are any populations/household types more affected than others by these problems?

Based on the Tables 8 and 9, a significant number (47%) of Small Related Renter households are experiencing cost burden or severe cost burden. Elderly and Other Renter households likewise are also significantly affected by cost burden, making up 43% of Renter Households.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

Individuals and families in the low-income category, even if currently housed are always in need of the basic necessities of life, including food, clothing and affordable shelter. Homeless Prevention funding and activities are much like Rapid Re housing, except that the purpose is to prevent people and families from becoming literally homeless. Persons must be at imminent risk and below 30% AMI in order to be eligible for ESG Homeless Prevention services, among other eligibility requirements. Lack of skills prevails as one of the main problems in order to sustain adequate employment. Health issues become more acute as adequate health insurance is difficult to obtain without employment. In spite of a solid network of case management through a variety of agencies, there seems to be a constant cycling in and out of employment-shelter-hospital emergency room.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

The Will County Continuum of Care does not provide estimates of the at-risk population. The data from the ESG Homeless Prevention program is input into the Homeless Management and Information System (HMIS) but many of the reports are still under development. As data management and reporting becomes more advanced, we will be able to draw more trends and information about the persons and families being served, as well as the backlog not being served.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

The overall lack of affordable housing, and in particular, rental units for lower-income households causes instability and the increased risk of homelessness. Other issues that do impact stability and lead to homelessness are unemployment, mental illness and foreclosures. The Homeless Services Program operated with CDBG funds under the administration of the Will County Center for Community Concerns serves families and individuals either in transitional housing or substance abuse programs. The clients cycle in and out of the shelter and back on the street as a result of a variety of issues in addition to the overall lack of affordable housing. Many of those served are single adults with mental illness, physical disability or substance abuse issues.

Discussion

Housing problems and cost burden continue to affect low income residents of the county, in spite of the County's high percentage of ownership vs. rental households. Even though homeownership is seemingly more attainable today than in the past, there is still an affordability gap even for moderate income households. While federal and state funds are available, the amount and accessibility are quite limited and create a severe shortfall that can't be made up through local funds. The County is forming public/private partnerships with agencies such as those demonstrated in the NSP and FSP programs in order to combat these trends, but as with any other systemic

Within the context of Will County's rapid growth, the racial composition of the County's population has changed dramatically. While the White population has increased by 25%, in comparison the non-White populations increased 78%. Similarly, as the County's overall population is growing, and in particular the lower income elderly single person households are growing exponentially faster than other segments of the population growth. The estimates from the ACS comparing Census Data and Estimates from 2000 to 2010 indicate householders from age 55 to 65 have increased from 25% to 35% of the total households. Although the cost of housing in Will County is lower than regional county averages, nevertheless the County's low-and-moderate income population are housing cost burdened because of the lack in education, job training, jobs that pay a living wage, and the cost of maintaining a home. This is more pronounced for the aging population on a fixed income. Many of the County's residents on fixed income, such as the elderly, cannot afford the normal maintenance and upkeep of their homes.

There is a continued need for supportive services aimed at low-and-moderate income individuals and families in order to increase economic and educational opportunities. Also there continues to be a need

for expanded social services focused on mental health issues. These mental health issues often interfere and hamper an individuals and families ability to maintain or get employment in order to not become at-risk of becoming homeless. The wages earned by unskilled laborers do not align with the market rate cost of housing. The Market Analysis section of this Plan provides an in-depth review of these conditions.

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

HUD defines a disproportionately greater need as when a racial or ethnic group at a given income level experiences housing problems at a rate greater than 10% of the income level as a whole. The four housing problems are: 1. Lack of complete kitchen facilities; 2. Lack of plumbing; 3. Overcrowding (defined as more than one person per room; 4. Cost burden where housing costs are greater than 30% and or 50% of household income. Income is broken down in the following categories: 1. Extremely Low Income (0-30% AMI); 2. Low-Income (30-50% AMI); 3. Moderate Income (50-80% AMI); Middle Income (80-100% AMI). Housing Problems as a whole, in the County, 84.7% of housing units have one or more of the problems, while 5.7% have none. American Indian, Asian experience between 95-100% of units with one or more problem; Hispanic, Black and White housing units between 84-86% experience one or more problems and between 5-7% experience none.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	7,153	485	810
White	5,032	394	600
Black / African American	974	49	110
Asian	360	0	20
American Indian, Alaska Native	4	0	0
Pacific Islander	0	0	0
Hispanic	639	35	75

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

0%-30% of Area Median Income

The total number of households within the extremely low income group is 8,448 and make up 16.5% of the total households sampled. Of these households having one or more housing problems, Asian and American Indian/Alaskan Native households are both more than 10% higher than the Jurisdiction as a

whole, as demonstrated in Supplemental Table 13. It should also be noted here that only 364 total households are represented in this sample size for those ethnic groups.

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	8,632	2,375	0
White	6,222	2,123	0
Black / African American	1,048	115	0
Asian	135	19	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	1,127	98	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	10,638	6,912	0
White	8,298	5,962	0
Black / African American	988	364	0
Asian	105	38	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	1,219	436	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	6,761	7,468	0
White	5,235	6,193	0
Black / African American	244	474	0
Asian	80	109	0
American Indian, Alaska Native	0	45	0
Pacific Islander	0	0	0
Hispanic	1,138	578	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Discussion

0%-30% of Area Median Income

The total number of households within the extremely low income group is 8,448 and make up 16.5% of the total households sampled. Of these households having one or more housing problems, Asian and American Indian/Alaskan Native households are both more than 10% higher than the Jurisdiction as a whole, as demonstrated in Supplemental Table 13. It should also be noted here that only 364 total households are represented in this sample size for those ethnic groups.

30%-50% of Area Median Income

The total number of households within the low income group is 11,007 and make up 21.5% of the total households sampled. Of these households having one or more housing problems, Black/African American households, Asian and Hispanic more than 10% higher than the Jurisdiction as a whole, as demonstrated in Supplemental Table 14.

50%-80% of Area Median Income

The total number of households within the moderate income group is 17,550 and make up 34.3%% of the total households sampled. Of these households having one or more housing problems, Black/African American households, Asian and Hispanic more than 10% higher than the Jurisdiction as a whole, as demonstrated in Supplemental Table 15.

80%-100% of Area Median Income

The total number of households within the moderate income group is 14,229 and make up 27.7%% of the total households sampled. Of these households having one or more housing problems the Hispanic group experiences housing problems disproportionately more than 10% higher than the Jurisdiction as a whole, as demonstrated in Supplemental Table 16.

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

Introduction

0%-30% of Area Median Income

The total number of households within the extremely low income group is 8,453 and make up 16.5% of the total households sampled. Of these households having severe housing problems, Asian households are more than 10% higher than the Jurisdiction as a whole, as demonstrated in Supplemental Table 17. It should also be noted here that only 142 total households are represented in this sample size for this ethnic group.

30%-50% of Area Median Income

The total number of households within the low income group is 10,986 and make up 21.4% of the total households sampled. Of these households having severe housing problems, Black/African American households, Asian and Hispanic more than 10% higher than the Jurisdiction as a whole, as demonstrated in Supplemental Table 18.

50%-80% of Area Median Income

The total number of households within the moderate income group is 17,558 and make up 34.3% of the total households sampled. Of these households having severe housing problems, those of Asian ethnicity experience a disproportionate problems in excess of 10% higher than the Jurisdiction as a whole, as demonstrated in Supplemental Table 19.

80%-100% of Area Median Income

The total number of households within the middle income group is 14,240 and make up 27.8% of the total households sampled. Of these households having severe housing problems, those of Hispanic ethnicity experience disproportionate problems in excess of 10% higher than the Jurisdiction as a whole, as demonstrated in Supplemental Table 20.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	6,209	1,434	810
White	4,303	1,133	600
Black / African American	814	209	110
Asian	325	35	20
American Indian, Alaska Native	0	4	0
Pacific Islander	0	0	0
Hispanic	639	35	75

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	5,631	5,355	0
White	3,971	4,339	0
Black / African American	713	465	0
Asian	105	49	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	757	473	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,994	12,564	0
White	4,100	10,174	0
Black / African American	368	978	0
Asian	55	87	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	463	1,206	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,108	12,132	0
White	1,403	10,043	0
Black / African American	140	595	0
Asian	45	144	0
American Indian, Alaska Native	0	45	0
Pacific Islander	0	0	0
Hispanic	474	1,248	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Discussion

Based on the 2007-2011 CHAS Data as provided by HUD, the County-wide total of households used in the sample was 51,237 households across all income levels. Following are the Ethnic groups disproportionately experiencing severe housing problems by income grouping

0-30% AMI Housing Problems by Ethnicity:

The only households by ethnicity that experience a disproportionate severe housing problems in the ***extremely low income category (0-30% AMI)*** are the Hispanic group, and the Asians. However, the sample size is approximately 1,000 households sampled.

30%-50% AMI Housing Problems by Ethnicity:

Asian, Black/African American and Hispanic households experience severe housing problems to a disproportionate degree in the ***Low income range (30%-50% AMI)***. Approximately 1,600 households in this income category are impacted in a disproportionate degree.

Based on the entire County, 73.5% of housing units have one or more severe housing problem, while 17% have none. 85% of Asian and Hispanic households experience one or more severe housing problems, while 71% of White and Black households experience one or more severe housing problems.

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

Cost Burden 30%-50%

Based on the 2007-2011 CHAS data as reflected in the Supplemental Table 21, a total of 137,452 households across all income groups were sampled to determine the extent and degree of cost burden that is being experienced in the County. The total of cost burden between 30%-50% is 29,203 households, or 21.2% of all households sampled. Of these households, no racial or ethnic group is experiencing a disproportionately greater need than the county in whole. However, Hispanic households do have a higher percentage of cost burden by 7% over the county as a whole and Black/Afro American households experience the next highest percentage at 4.1% over the county as a whole.

Severe Cost Burden >50%

The estimated number of total households experiencing severe cost burden in the County as a whole is 19,229 or 14% of all households sampled. Of these households, no racial or ethnic group experienced a disproportionately higher level of severe cost burden than the county wide average. However, again the Black/Afro American, Asian and Hispanic groups did experience a higher level of severe cost burden than did other groups.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	17,825	14,759	17,852	814
White	76,578	23,210	14,410	604
Black / African American	4,833	2,374	2,078	109
Asian	1,392	672	630	20
American Indian, Alaska Native	82	4	0	0
Pacific Islander	14	0	0	0
Hispanic	5,313	2,943	2,111	75

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2007-2011 CHAS

Cost Burden	<= 30%	30-50%	>50%	No/Negative	Income
-------------	--------	--------	------	-------------	--------

County	64.2%	21.2%	14.0%	.6%	
White	66.7%	20.2%	12.5%	.6%	
Black	51.4%	25.3%	22.1%	1.2%	
Asian	51.3%	24.8%	23.2%	.7%	
Am Ind					
Alaska Native	95.3%	4.7%			
Pac Island	100%				
Hispanic	50.9%	28.2%	20.2%	.7%	

Table 22 - Supplemental Table 21 Summary of totals across each AMI level by Ethnicity

Discussion:

N/A

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

Supplemental Table 21 A: Housing Problems (HP) Severe Housing Problems (SHP); Cost Burden (CB); Severe Cost Burden (SCB) Across Income Categories by Ethnicity/Race

Based on information provided in Tables 13-20, the following conditions exist based on the sampled households.

White None

Black: 30-50% and 50-80% AMI Housing Problems/Severe Housing Problems

Asian: 0-80% AMI Housing Problems; Severe Housing Problems exist at all AMI levels

American Indian: 0-30% AMI Housing Problems

Hispanic: 0-30% AMI Severe Housing Problems; 30-50% AMI Housing Problems/Severe Housing Problems; 50-80% AMI Housing Problems; 80-100% AMI Housing Problems/Severe Housing Problems

If they have needs not identified above, what are those needs?

None applicable

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

See Map 2-2 from Analysis of Impediments to Fair Housing Choice - Areas of Racial and Ethnic Concentration

NA-35 Public Housing – 91.205(b)

Introduction

The Housing Authority of Joliet (HAJ) is the public housing agency that serves both the City of Joliet as well as Will County. The HAJ owns and manages 1,000 units of public housing and administers 1,330 Housing Choice Vouchers according to the latest PHA Five Year Plan. 43% of the HCV held by HAJ are located in Will County outside the City of Joliet. This represents approximately 629 Vouchers. The goals of the HAJ are as follows:

Expand Supply of Assisted Housing:

- Apply for additional rental vouchers for needed families, senior citizens and disabled;
- Reduce PH vacancies;
- Leverage private and public funds to create housing opportunities;
- Acquisition or new construction of new units;
- Participate in Regional Housing Initiative (RHI) with regional PHA's to encourage the expansion of quality rental housing by allocating project based vouchers;
- Participate in Bridge Subsidy Program through State of Illinois;
- Convert up to 20% of HCV tenant based Vouchers to Project Based Vouchers

Expand Assisted Housing Supply:

- Improve public housing management;
- Improve voucher management;
- Increase customer satisfaction;
- Renovate/modernize PHA units;
- Evaluate long-term energy efficiency improvements;
- Demolish obsolete housing units;
- Provide replacement housing units;

- Provide replacement vouchers;

Provide Voucher Mobility Counseling:

- Conduct outreach to potential voucher landlords.

Provide improved living environment:

- De-concentrate poverty by encouraging mixed income developments;
- Implement PHA security improvements.

Promote self-sufficiency/asset development within PHA households:

- Increase job training directed at PHA families;
- Promote elderly and disabled family independence;
- Increase job placement opportunities.

Ensure equal opportunity - affirmatively further fair housing:

- Undertake affirmative marketing;
- Undertake affirmative measures to provide suitable living for all protected classes under the Fair Housing Law
- Undertake affirmative measures to provide accessible housing under the ADA.

Park Forest Housing Authority:

The Housing Authority of Park Forest (HAPF) is considered a Small Housing Authority by HUD standards and administers a Section 8 housing voucher program and currently administers 177 HCV, only a small portion of which are distributed in Will County. Presently, the waiting list is closed and no transfers are being accepted from other PHA units.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	1,464	2,356	41	2,215	0	46	42

Table 23 - Public Housing by Program Type

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

Characteristics of Residents

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	
# Homeless at admission	0	0	0	0	0	0	0	0	
# of Elderly Program Participants (>62)	0	0	368	277	15	260	0	1	
# of Disabled Families	0	0	464	526	12	463	0	5	
# of Families requesting accessibility features	0	0	1,464	2,356	41	2,215	0	46	
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0	
# of DV victims	0	0	0	0	0	0	0	0	

Table 24 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Race	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	435	421	18	354	0	28	19
Black/African American	0	0	1,016	1,923	23	1,852	0	17	21
Asian	0	0	6	4	0	4	0	0	0
American Indian/Alaska Native	0	0	7	5	0	3	0	0	2
Pacific Islander	0	0	0	3	0	2	0	1	0
Other	0	0	0	0	0	0	0	0	0

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 25 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Ethnicity	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	102	134	2	118	0	12	1
Not Hispanic	0	0	1,362	2,222	39	2,097	0	34	41
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 26 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

Section 504 of the Rehabilitation Act of 1973 and 24 CFR Part 8 require that 5% of all public housing units be accessible to persons with mobility impairments. Another 2% of public housing units must be accessible to persons with sensory impairments. In addition, a PHA's administrative offices, applicant offices and other non-residential facilities must be

accessible to persons with disabilities. The Uniform Federal Accessibility Standards (UFAS) is the standard against which residential and non-residential spaces are judged to be accessible.

The regulations at 24 CFR 8.26 and HUD PIH Notice 2002-1 describe the obligation of PHAs to provide UFAS-accessible units at each project site and in a sufficient range of bedroom sizes. The intent of requiring the distribution of UFAS-accessible units in a variety of bedroom sizes

is to expand housing choice for people with disabilities.

Over two-thirds of HAJ's public housing communities are designated for elderly or near-elderly households and people with disabilities. HAJ completed a Section 504 Needs Assessment in 1992, at which point there were no accessible units for persons with mobility or sensory disabilities. There is a need for accessible housing accommodations primarily for elderly applicants on the waiting list, which is approximately 12% of those on the list. This translates into the need for over 750 persons in need of accessibility accommodations.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

The waiting list for Housing Choice Vouchers (1,374 families/individuals) is mainly for families with children. There is a need for accessible housing accommodations for the elderly applicants on the waiting list. It is estimated that approximately 12.19% of the persons on the waiting list (727 persons) are in need of accessibility accommodations.

In 1992 the Housing Authority of Joliet developed a Section 504 Transition Plan to address the need for mobility and sight/hearing accessible rental units; 106 rental units were brought into compliance. In 2011, the Housing Authority of Joliet conducted a second study relative to ADA compliance. Deficiencies were identified and the Housing Authority anticipates it will begin implementing compliance measures over the next two year period.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders:

The most immediate needs of Public Housing residents is for employment training, job opportunities, and transportation for shopping and medical services. The Public Housing Authority is providing training through its Step-up to Work Program.

The immediate needs of Housing Choice Voucher holders is similar. In addition, they need housing units that are located close to public transportation or their place of employment.

For Public Housing residents and Housing Choice Voucher holders, as well as those on the waiting list, the supply of available affordable units provided by the Housing Authority of Joliet is limited thus creating a shortage of affordable housing choices.

How do these needs compare to the housing needs of the population at large

The needs of PHA clients in general are comparable to low-income residents throughout the County. There does seem to be a larger need for 3 bedroom and larger units to accommodate the larger families that seek public housing, as well as accessible units for the senior population.

The needs of the existing public housing residents and Housing Choice Voucher Holders are not similar to the population at large which has a much higher income. Those residents are living in decent, safe, and sanitary housing that is affordable to them since they are in a higher income bracket. However, the needs of individuals not residents of Public Housing or Housing Choice voucher holders but who are very low income, are similar.

Discussion

The most immediate need of Public Housing residents is similar to the low-income population in general, employment/job training, job opportunities, and transportation to and from work once a job has been secured. HAJ does provide training through its Step-Up to Work Program. In addition to job related opportunities, and the need for units close to public transportation, the overall supply of affordable units along with an increased number of landlords that will accept the HCV, distribution throughout the County is not of immediate concern, however there is a persistent need for affordable units throughout the County.

The County and the City of Joliet have in the past partnered with HAJ to provide new developments to replace existing units that have been demolished or are planned for demolition. These partnerships will continue in the future.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

The U.S. Department of Housing and Urban Development requires that communities receiving federal funds from McKinney-Vento Homeless Assistance Grants programs conduct a point-in-time count of sheltered and unsheltered homeless persons at least every other year. The Will County Continuum has decided to conduct the Point-In-Time count annually. The Will County Continuum of Care is required to identify whether a person is an individual, a member of a family unit, an unaccompanied youth, or whether a person is chronically homeless (displaying signs of long-term or repeated homelessness over a three-year period) and in all cases the presence of a disability. The Continuum (CoC) reports the numbers as part of the annual CoC application to HUD.

HUD requires the counts to be performed across the country during the last week in January. The Point-In-Time counts are important as they establish benchmarks and establish the level of the problem in each community and provide current and realistic data from which decision makers and program developers can track progress toward the goal of ending homelessness. This process assures the community, local government leaders and other key stakeholders that the count is unduplicated and portrays an accurate snapshot of the real level homelessness in the community.

With respect to the federal level, HUD uses information from the Point-In-Time counts, among other data sources, to compile the congressionally-mandated Annual Homeless Assessment Report (AHAR) to Congress. Congress gets a first-hand accounting of the type and number of homeless individuals and families and youth that are experiencing homelessness and is able to effectively measure the effectiveness of HUD's programs and policies in decreasing the number of homeless across the country.

The following attached table compares the last two Point-In-Time counts which were completed. Although this table is optional in the development of the Consolidated Plan, the County feels it is important to assess the overall need for homeless assistance on both a federal and local level. The unduplicated count of homeless had increased from 2014 by approximately 10%.

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	0	38	100	100	75	120
Persons in Households with Only Children	0	0	0	0	0	0
Persons in Households with Only Adults	0	0	0	0	0	0
Chronically Homeless Individuals	0	0	0	0	0	0
Chronically Homeless Families	0	0	0	0	0	0
Veterans	0	0	0	0	0	0
Unaccompanied Child	0	0	0	0	0	0
Persons with HIV	0	0	0	0	0	0

Table 27 - Homeless Needs Assessment

Data Source Comments:

Group	Sheltered	Unsheltered	Total
White	136	9	145
Black	147	6	153
Amer. Ind	2	0	2
Ethnicity			
Multiple Races	9		9
Totals	294	15	309

	2015 PIT		
Group	Sheltered	Unsheltered	Total
White	146	15	161
Black	162	11	173
Ethnicity			
Multiple	6		6
Totals	314	26	340

Table 28 - Nature and Extent of Homelessness (Optional) Data Source 2014/2015 Point In Time Count Will County

Indicate if the homeless population is: Has No Rural Homeless

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

Data is not available for the number of days that persons experience homelessness including those becoming homeless nor exiting homelessness each year.

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	146	15
Black or African American	162	11
Asian	0	0
American Indian or Alaska Native	0	0
Pacific Islander	0	0
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	6	0
Not Hispanic	0	0

Data Source

Comments:

Point In Time Count Will County 2015

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

Based on the information provided from members of the Joliet/Bolingbrook/Will County Continuum of Care, it is estimated at 45 (there are 82 children listed as homeless. None of them are unsheltered) families with children and 20 families of Veterans are in need of housing assistance. See Table Above for PIT Count from 2015

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

A total of 153 Black/African American individuals are experiencing some type of homelessness within Will County. This compares to 145 individuals identifying as White and 23 individuals who identify as Hispanic/Latino. See Optional Table from PIT Count attached to this section of the report

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

Presenting an accurate picture of the homeless population within the IL 506 CoC is difficult due to the nature of the PIT Count and the transient nature of homelessness. However, we are able to compare the nature and extent of the homeless population in Will County by analyzing data from the Regional network as well as our own PIT counts from the past three years.

Based on a comparison of the data from the 2014 and 2015 PIT, of the total number of homeless persons in families increased by 9%, while the total number of persons not in families increased by 11%.

In an overall comparison, total homeless family units/households increased by a modest 4% and the total number of homeless persons increased by 10%, from 309 in 2014 to 340 in 2015. The increase in homeless persons was mostly in male Black/Afro American Race with an increase of 14%

While the Will County Continuum is considered a highly effective continuum and has consistently ranked in the top two highest scoring CoC's in the region (Including DuPage, McHenry, Cook, Lake and Chicago CoC's); and while our awarded funding level vs. the HUD pro-rata need formula is over 6 to 1 (HUD Pro-Rata Need formula \$490,000 – Annual Funding \$3.4 Million) there continues to be gaps in funding that can't be filled with other local, state or federal funding sources simply because the funds or programs do not exist. The significance in the huge difference between the Will County Continuum's "formula" vs. our actual funding can be stated in simple terms. If we were to receive a formula grant, similar to CDBG and HOME, the County's portion of McKenny-Vento Homeless funding would be under \$500,000, which is our "pro-rata need". Because of the high performing ranking of the IL 506 Continuum, our actual funding has exceeded \$3.4 million. An example of how this funding is used and the permanent supportive housing it provides to the specific homeless populations is demonstrated in the following table, along with the agencies who receive this funding annually:

Discussion:

This Table was referred to in the narrative section and represents funds available annually from the SuperNofa

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

The special needs population consists of persons who are not technically homeless but for various reasons, require assistance and supportive housing. This includes the elderly and frail elderly; persons with mental, physical, and/or developmental disabilities; persons with alcohol or drug addiction; persons with HIV/AIDS and their families; and victims of domestic violence, sexual assault and stalking. Given that the special needs population is highly vulnerable and often time at-risk of becoming homeless due to the special nature and high degree of supportive housing services required, the Will County CoC treats this group in similar manner to other at-risk populations. Many of the beneficiaries of our homeless funding stream are persons with special needs.

Describe the characteristics of special needs populations in your community:

It is virtually impossible to conduct a special needs assessment that is different from that assessment made by the City of Joliet in their Consolidated Plan. Most of the agencies that assist the special needs population are located or based in Joliet and the overall assessment of need does not consider place of residence as an important consideration. Therefore, the assessment made by Joliet is the same assessment we project in this plan:

- Elderly Persons
- Frail Elderly
- Persons with mental, physical and or developmental disabilities;
- Persons with HIV/AIDS and their families
- Victims of Domestic Violence, dating violence, sexual assault and stalking

What are the housing and supportive service needs of these populations and how are these needs determined?

Based on survey data from the network of service providers, the following service and supporting housing needs of the special needs population are:

- Elderly – 307 housing units are needed along with supportive services;
- Frail Elderly – 64 housing units are needed along with supportive services;
- Mental, Physical and Developmental Disabled – between 500 and 600 housing units are needed to address current waiting lists for housing and supportive services;
- Substance Abuse – between 50-100 transitional and permanent housing units are needed along with supportive services;
- HIV/AIDS – There is a need for 10-15 housing units along with supportive services;
- Domestic Violence – There is a need for 10-15 housing units along with supportive services.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

The most recent statistics from 2013 estimate there are between 650 and 700 individuals who have been diagnosed with HIV/AIDS in Will County.

Discussion:

The needs for this group are estimates based on survey responses and interviews with housing and service agencies. The Census data and the ACS does not provide meaningful information that is relevant to the development of this assessment. Since many service providers are located in the City of Joliet, no data is kept on the needs of Joliet and Will County residents separately. Therefore the data provided and the estimates given relate to all Will County needs, including those residents of Joliet.

In general over the past decade the number of residents qualifying under a special needs category has increased significantly in Will County. This is evidenced by the large waiting lists that are maintained by several notable agencies such as Cornerstone Services, Trinity Services, Groundwork, Agape and the Will County Health Department. The general aging of the population with the front end population from the “baby boom” now at retirement age, the senior population continues to lead the other groups, not only in the need for housing, but also for supportive services.

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

Neither the statute nor HUD Regulations define the terms “public facilities” or “public improvements.” However, in the CDBG program, these terms are broadly interpreted to include all improvements and facilities that are either *publicly owned* or that are traditionally *provided by the government*, and or are *open to the general public*. **Public Facilities** consist of

- Parks,
- Neighborhood facilities,
- Recreational facilities, and
- Any other types of use that all residents in the area are eligible to use.

Shelter for persons having special needs are considered to be public facilities, and not permanent housing. Such facilities include nursing homes, convalescent homes, hospitals, shelters for victims of domestic violence, transitional facilities/housing for homeless, halfway houses, group homes for the developmentally disabled and shelter for disaster victims.

In order for a public facility to be eligible for funding, it must serve a population of at least 51% of low-mod residents or serve “presumed benefit” clientele or serve eligible census block groups. Facilities that serve abused children, battered spouses, elderly, severely disabled persons, homeless, illiterate adults, persons living with AIDS, and migrant farm workers are “presumed benefit” clientele.

Needs for Public Facilities have historically been funded with either local tax dollars or independently by agency capital campaigns. The use of CDBG or other HUD grant funds under the administration of the County has not been a priority in the past nor has it been indicated as such during the Citizen Participation process.

The County does plan on leveraging other funds by using a limited amount of CDBG funds in conjunction with Redevelopment Plans associated with neighborhood redevelopment initiatives in the Fairmont neighborhood during the next five-years.

How were these needs determined?

The County utilized an on-line tool to conduct a survey of agency, municipal and township needs. The County also conducted a series of public hearings specifically for agency, municipal and township leaders. The results of this process has not uncovered a particularly high response from either municipal leaders, residents or agencies. However, the County has assessed a need and an opportunity to invest limited funds on a targeted basis in order to provide expansion of public parks and recreational facilities in the Fairmont neighborhood. This need was expressed during several community meetings with

Fairmont residents and was also discussed in the Fairmont Plan, a link to which is made reference to in the appendix of this plan

Describe the jurisdiction's need for Public Improvements:

Public Improvements are defined as related to infrastructure systems such as:

- streets, curb and gutters;
- street lighting;
- sidewalks;
- drinking water;
- sanitary sewer, and
- storm sewer systems.

Recently included as part of public improvement projects is the increased need expressed by some communities for tree replacement and removal as a result of the Emerald Ash Borer Disease that is sweeping through parts of the County. Projects for public improvements located in Census Tract Block Groups with at least 51% low and moderate income will be given priority funding over other Census Tracts eligible under the HUD approved Exception Criteria Tracts. Priority will also be given to project areas that meet the criteria established by HUD and adopted by the County by virtue of conducting an approved Target Area Survey. The criteria for conducting a valid and approved income survey is contained in the appendix at the end of this plan. Will County's assessment of the needs for the next five-year period are in response to interviews and responses to survey documents as well as continuing the trend of replacing old and under functioning infrastructure that relates to health and sanitary living conditions. Public Improvements are among the highest need according to surveys completed by municipalities and townships. Historically, public improvement costs are high and in light of dwindling budgets low-income communities, neighborhoods and census tract/block groups seem to be overlooked due in part to overall tax base and assessed valuation of property. The County will continue to respond to such needs with a particular focus in low-income neighborhoods bordering large municipal entities that have been underserved for decades.

Over the past two decades, the County's focus has shifted from allocating scarce resources throughout the County to selectively targeting and prioritizing larger projects that are impacting low income neighborhoods, or neighborhoods that contain a majority of senior citizens, minority or otherwise underserved residents.

How were these needs determined?

The County utilized an on-line tool to conduct a survey of municipal and township needs. The County also conducted a series of public hearings specifically for municipal and township leaders. The public

hearing comments and a summary of survey responses are contained in the appendix as **Executive Summary of Survey Responses** attached to this section of the plan.

Describe the jurisdiction's need for Public Services:

HUD defines Public Services as using CDBG for labor, supplies, and other operational costs associated with delivering services through the not-for-profit agency network. Activities associated with a full range of programs, including:

- Child care
- Health care
- Job training
- Recreational programs
- Transportation services
- Educational programs
- Public safety fair housing
- Senior service programs
- Homeless service programs
- Substance abuse counseling and treatment
- Energy conservation counseling and testing
- Homebuyer assistance

Public Services are greatly needed in Will County and the targeted beneficiaries rely on a seamless stream of assistance to be provided by each agency. After an extensive outreach to service providers in the County, we conclude that overall there is a lack of funding across all programs that would provide services to the eligible activities as listed. Survey results indicate none of the agencies indicated an excess of program funding. Quite the opposite is happening with State of Illinois cuts for mental and developmental health programs. The County plans to maximize its funding by continuing to fund public services at the 15% cap maximum.

How were these needs determined?

The County used a survey directed toward specific not-for-profit agencies that provide the services based on the eligibility criteria. Results of the survey responses are summarized and contained in the appendix attached to this plan. Also included in the appendix to this plan is a link to the **Will County Center for Community Concerns Annual Plan**, which also contains an additional needs assessment along with survey responses.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

Housing Tenure:

According to the data supplied by HUD generated from the 2007-2011 American Community Survey data, 76% of Will County homes are single family homes. Of the estimated 147,500 home units, nearly 112,300 (76%) are single family units. Additionally, over 78% of these units are owner occupied units, vs. 22% renter. Home ownership rates in the CMAP region from 2000-13 have declined slightly, from an average of 64.6% in 2000 to 63.6% in 2013. This simple analysis indicates that Will County compared to the Chicago Metropolitan Region has one of the highest owner occupied tenures in the region, along with Kendall and McHenry County, all of which are near or at 80% compared to the Region's 64% and the national average of 63.5%. Will County's ownership rate peaked in 2005 at 84.5% before the onset of the foreclosure disaster.

According to the Chicago Metropolitan Agency for Planning (CMAP) analysis of the 2008-12 ACA, only Lockport, Joliet, Wilmington, Monee, Crete and Will Townships had ownership rates between 66.2% and 82.6%. All 20 other townships had ownership rates between 82.7% and 99.4%

The significance of the relatively low volume of available rental units is that an undue burden is placed on low, very low and moderate income families to find decent, safe and affordable units in a market that has limited amounts of rental units available.

Foreclosures:

Foreclosures continue to be an issue in Will County since the economic downturn in the mid to late 2000's. According to Realty Trac, as of June 30, 2015, 1 out of 446 homes in Will County is in some stage of foreclosure. Although foreclosure filings continue to trend down since a peak in 2012, where 1 in every 266 homes in the County were in foreclosure, the County still has the second highest foreclosure rate for counties in Illinois at more than twice the State's rate of 1 in 911 homes. At 1 in every 911 homes in foreclosure, Illinois currently has the 9th highest foreclosure rate in the U.S. In an effort to help stabilize the areas hit hardest by the foreclosure crisis, Will County utilized federal funding from HUD in the form of the NSP grant. Will County was awarded \$5.16MM by HUD as the result of the HERA of 2008 and created an acquisition/rehab/resale program to assist communities by working with income eligible homebuyers to fill numerous vacancies left by foreclosures in these areas. The result was to: put construction and other professional service vendors back to work, encourage investor participation in these ailing real estate markets by setting a floor for declining property values, and stabilizing areas, reducing the potential for crime that is inherent in areas with high concentrations of vacant properties,

and stabilizing areas by assisting nearly 100 individuals/families achieve the dream of responsible homeownership. Building on the success of the County's NSP program, in 2013 Will County partnered with Will County CCC – , this partnership was awarded \$3.0MM to further stabilization activities in the County through September, 2017. The partnership is actively engaged in foreclosure mitigation, counseling, rental assistance, and acquisition/rehab/resale of foreclosed properties.

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

According to the 2007-2011 ACS data table, there were 147,485 housing units in Will County, 78% of which were owner occupied and balance were rental occupied. CMAP data[1] for Will County shows a slightly higher owner-occupied rate of 83.3% based on the 2010 decennial census.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	112,287	76%
1-unit, attached structure	18,405	12%
2-4 units	4,932	3%
5-19 units	6,267	4%
20 or more units	2,216	2%
Mobile Home, boat, RV, van, etc	3,378	2%
Total	147,485	100%

Table 29 – Residential Properties by Unit Number

Data Source: 2007-2011 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	81	0%	448	3%
1 bedroom	890	1%	3,350	20%
2 bedrooms	19,591	16%	7,233	43%
3 or more bedrooms	101,160	83%	5,850	35%
Total	121,722	100%	16,881	101%

Table 30 – Unit Size by Tenure

Data Source: 2007-2011 ACS

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

Low Income Housing Tax Credit (LIHTC) Proposed

The following table has been compiled from IHDA projects given preliminary approval and indicates projects in the development stages of completion with units to be placed in service during the latter part of 2015 or early part of 2016. A majority of the units are being developed for elderly, while 136 are

being provided for other low-income renters. LIHTC projects in the Preliminary Approval state for the County are:

- St. Ann's Residence in Channahon with 48 units proposed for the elderly
- New Lenox Horizon in New Lenox with 53 units proposed for the elderly
- Water's Edge in Joliet with 69 new rental units for LMI public housing residents
- The Preserves in Beecher with 46 units proposed for the elderly
- Hawthorne Lakes in Frankfort with 36 units proposed for the elderly
- Hope Manor in Joliet with 67 units for LMI Veterans

Home Grant Program

Will County projects the use of Home Funds for Owner Occupied housing rehab to keep units viable and affordable over the next five-year period. Also, in the recent past, the County has begun to use Home funds for rental unit rehabilitation in conjunction with not-for-profit agency needs. The County is also implementing a TBRA program in order to extend the impact of HPRP and ESG programs that were successful programs that expanded the availability of affordable rental housing options for those at risk of becoming homeless. Over the past Con Plan period and projected for the new (current) Con Plan as proposed:

- HOME and NSP assisted 76 families with children and will assist 50 units and families with children at LMI status of <80% AMI for Home and <120%AMI for NSP
- HOME TBRA assisted 17 small families in the past con plan period and the proposal is to assist 25 small families in the new Con Plan period

While specific numbers are not available at this time, it is expected that at least 100 units would be placed in service or kept in service over each of the next five-years. The County already has acquired 14 units under the FSP program, with 6 buyers at or below 80% AMI.

For the remainder of the program, expected to operate through Program Year 2016, the County is projected to acquire/rehab/sell an additional 30 units with 13 of those units to meet the 80% AMI income level.

Foreclosure Settlement Program (FSP)

The FSP program is the next generation homebuyer assistance program that has recently been launched and will be implemented over the next two program years. The primary source of funding for this program is the Attorney General's Foreclosure Settlement Fund. FSP Funds will be used to acquire/rehabilitate and ultimately provide down payment assistance to eligible FSP home buyers. Since the source of this funding is non-federal, income eligibility requirements are different in that participants need to be at or below 120% AMI. However, Will County will continue to target participants

who are at or below 80% AMI. The County proposes to assist 45 small families at <120%AMI during this Con Plan period

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

There are no affordable housing units anticipated to be lost and there are no Section 8 Contracts that are anticipated to expire.

Does the availability of housing units meet the needs of the population?

The answer across the board on whether or not the existing number and condition of existing housing stock meets the needs of the low and low to moderate income population is a flat no.

Several surveys and community assessments have been conducted over the past two years. One such comprehensive Community Needs Assessment was conducted in 2014 by the Will County Center for Community Concerns. With over 20 municipalities surveyed, the need for affordable housing and affordable rental housing appeared as a very serious gap in our community. Likewise, the low and very low income clients of the Center responded that the lack of affordable housing was a very serious concern.

The demand for senior housing continues to also be a concern as the population ages in place. The limited availability of the Low Income Housing Tax Credit program, while quite popular and effective in delivering new rental units for low income seniors, still falls short of the need. As already discussed in this section of the plan, there are approximately 4 developments in the pipeline which will create an estimated 200 senior units. To put this in perspective, the number of single households aged 65 or older is approximately 5,670 of which 28% are cost burdened.

Describe the need for specific types of housing:

Because the availability of rental housing is a problem in Will County, those families and individuals who are low and very low income face a tremendous challenge in finding decent, safe and affordable rental units. The Fair Market Rent for a two-bedroom rental unit in Will County in 2015 is \$1,093 per month. The income that a household would have to earn in order to afford that two-bedroom unit in Will County would be \$43,700. Affordable rent for a two-bedroom unit for a Low Income Family of four (50% AMI) would be \$950 per month, which is \$143 below the FMR. For Very Low income families (30% AMI) the comparable rent would be \$606 per month, nearly \$500 per month under HUD's FMR. This report contains Census estimates (Tables 17-21) indicating there are over 29,000 households experiencing cost burden and an additional 19,000 households experiencing severe cost burden. Based on Will County's tenure with an estimated 20% of all units being rental, there is a need for an estimated 10,000 new affordable rental units in Will County, based on today's FMR.

Discussion

In summary, the U.S. Census actual data as well as the ACS estimates for the future project a growing number of seniors, single family households and persons with disabilities on the rise in Will County as well as in the metropolitan region.

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

Since Will County ranks in the middle of the pack in relative housing value within the Northern Illinois eight-county region, affordable housing is a major concern and therefore is a priority in addressing the needs of the targeted population of HUD programs discussed in this plan. Will County's median home value is \$236,300 which is only below Du Page County (\$286,000) and Lake County (\$254,000) making Will County a high cost county. Although in recent years there has been a softening of housing prices in the region, costs are still out of reach for the average Will County home buyer. With the addition of unemployment rate above 7%, it has become difficult for many residents to buy a home. As always the county is always looking for additional resources and networking with housing partners to reduce the cost of both owning and renting a home.

A measurement of lack of affordability and availability is demonstrated in **Table 30** below which demonstrates that only 26% of total rental units are affordable to persons at or below 50% HAMFI. Of the 11,467 estimated rental units in the county, only 3,066 are affordable to low and very low income families.

In addition to the information populated by HUD in the following tables, we examined recent trends again from the base year 2000 census and compared median income using the 2008-2012 ACS and found that Will County's median income growth is not keeping pace with the median increase in home values. While Will County's Median Home Value has kept pace within the 8 county metropolitan area by ranking #7 in the entire State in both 2000 and 2012, Will County ranks in the lower third of all counties at #72 in terms of growth of Median Household Income. These estimates of the disparity of income vs. housing cost are true across all income categories, but in particular more pressure is placed on the Minority (Black) and Ethnic (Hispanic) sectors of our community. When examining the median income growth closer, the growth rate of the Minority and Ethnic sectors lags in comparison to the White sector. Median HH Income grew at an 19% rate and Hispanic grew at a 15% rate compared to a growth rate of 24% among White households. The significance in these estimates only supports the conclusions already made. The trends again support the data as discussed in Table 21A in the Needs Assessment section of this plan.

Cost of Housing

	Base Year: 2000	Most Recent Year: 2011	% Change
Median Home Value	152,200	236,300	55%
Median Contract Rent	554	779	41%

Table 31 – Cost of Housing

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	2,323	13.8%
\$500-999	8,883	52.6%
\$1,000-1,499	4,117	24.4%
\$1,500-1,999	1,060	6.3%
\$2,000 or more	498	3.0%
Total	16,881	100.0%

Table 32 - Rent Paid

Data Source: 2007-2011 ACS

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	591	No Data
50% HAMFI	2,475	2,664
80% HAMFI	8,401	14,641
100% HAMFI	No Data	28,003
Total	11,467	45,308

Table 33 – Housing Affordability

Data Source: 2007-2011 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	717	815	966	1,231	1,436
High HOME Rent	741	842	982	1,247	1,371
Low HOME Rent	663	711	853	985	1,100

Table 34 – Monthly Rent

Data Source: HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

To summarize the foregoing, affordable housing for all income levels has not yet been achieved. HUD defines cost burdened as families who pay more than 30 percent of their income for housing. Households paying such a high percentage of rent often times have trouble paying for other basic needs such as food, clothing, utilities, medical care, and additional expenses.

How is affordability of housing likely to change considering changes to home values and/or rents?

As the housing market improves owners may be less willing to rent single family homes at an affordable rate, as has been the case during the current housing market crash. Many foreclosed properties were purchased and flipped into single family rental units. HCV tenants are challenged to find an affordable unit due to various factors: personal credit history, income level, number of persons in the family unit, personal rental history (past evictions, etc.). When combined with a tight rental market, these additional risk factors may make it very difficult for person to find affordable units.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

Discussion

Actual rental units listed are compiled from approximately 30 to 50 listings within a specific geographical radius within the County.

The above table demonstrates the vast difference between HUD Rent Limits and the actual market place. Rentometer.com compiles current data based on actual units for rent within the area and based on bedroom size. The data gives both median (middle) and average listing prices.

The County's strategy to counter this trend is to provide a three-tiered approach through the HOME Grant program. The first level will help preserve existing rental units by offering HOME rental rehabilitation funds to selected agencies or communities who target critical need population groups. The second level of assistance will be via the Tenant Based Rental Assistance activity again using HOME funds. Finally, the third level of assistance is to use HOME funds in conjunction with Low Income Housing Tax Credit projects for the development of new rental housing for targeted populations.

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

Nearly 40% of Will County 's owner occupied housing stock contains was built prior to 1979, over 36 years ago, and over 57% of the occupied rental units were also build more than 36 years ago. This represents 38.9% of the total occupied housing units in the County. 29.7% of all occupied housing units were built within the last ten years. Of the 138,603 total housing units in the County, 48,897 (49%) housing units have at least one "selected condition." In addition, 53,951 housing units were built before 1980, and therefore have a potential lead-based paint hazard.

Definitions

The following definitions are used in the table below:

"Selected Housing Condition" –

- Over-crowding (1.01 or more persons per room),
- Lacking a complete kitchen,
- Lack of plumbing facilities, and/or other utilities, and
- Cost burden/ Severe Cost burden, where housing cost are more than 30% or 50% of gross income.

"Substandard condition" –

- Does not meet code standards, or contains one of the selected housing conditions.

"Suitable for Rehabilitation" –

- The amount of work required to bring the unit up to minimum code standard, and the existing debt on the property, together are less than the fair market value of the property.

"Not Suitable for Rehabilitation" –

- The amount of work required to bring the unit up to minimum code standard exceeds the fair market value of the property after rehabilitation work is complete.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	41,784	34%	7,113	42%
With two selected Conditions	609	1%	438	3%
With three selected Conditions	104	0%	0	0%
With four selected Conditions	38	0%	0	0%
No selected Conditions	79,187	65%	9,330	55%
Total	121,722	100%	16,881	100%

Table 35 - Condition of Units

Data Source: 2007-2011 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	37,913	31%	3,287	19%
1980-1999	39,515	32%	3,937	23%
1950-1979	35,069	29%	6,800	40%
Before 1950	9,225	8%	2,857	17%
Total	121,722	100%	16,881	99%

Table 36 – Year Unit Built

Data Source: 2007-2011 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	44,294	36%	9,657	57%
Housing Units build before 1980 with children present	17,606	14%	1,556	9%

Table 37 – Risk of Lead-Based Paint

Data Source: 2007-2011 ACS (Total Units) 2007-2011 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 38 - Vacant Units

Data Source: 2005-2009 CHAS

Need for Owner and Rental Rehabilitation

Over the past several years, including the most recent five-year planning period, the County has invested HOME funds for both owner housing and rental housing units, primarily based on age of householder and presence of a disability. The County had not used CDBG in the recent past but will consider its use for emergency home repairs on a selected basis. When using HOME funds for rehabilitation, the entire housing unit must be brought up to code. This prevents the setting of limits, except there is always a minimum investment of \$1,000. If a eligible occupant were considered qualified by the County’s written rehabilitation standards and policy, the entire home would be brought up to code, and when the estimated rehabilitation cost exceeded \$25,000 lead abatement measures would apply.

Based on recent applications from local housing agencies, there is a need to upgrade long standing older rental units within the entire county. Cornerstone Services and Easter Seals have expressed the need to provide extensive repairs to their older rental housing stock, both within the County and the City of Joliet and Village of Bolingbrook.

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

Lead-based paint in residential housing can cause severe health risks for children. HUD provides a general formula to estimate the potential presence of lead-based paint (LBP) in housing units built before 1979, before LBP was banned from use in the United States. The reported cases of childhood lead poisoning in Will County are relatively low. The State of Illinois Health Department estimates stress that the number of unreported and undetected cases of childhood lead poisoning is virtually impossible to determine, and that the low number of reported cases should not be an indicator of the presence of LBP hazards and risks present in the community. On average, 82% of Will County’s targeted area housing stock was built prior to 1978. This number causes great concern for Will County with regard to the possibility that lead hazards still exist in these homes. The Table below is taken from the most recent County application for the Lead Abatement Grant (2014). In Will County, four zip codes are at high risk for lead poisoning and all are located in the City of Joliet:

Discussion

The Illinois Department of Public Health prepares an annual assessment of LBP hazards and summary of testing results through the entire state. The Illinois Lead Program Surveillance Report comparison for the past two reporting years made available (2011 and 2012) suggest Will County's numbers are trending upwards in incidence of those children under the age of 6 and the total number of tests conducted. Levels of concern relate of *micrograms* of lead present *per deciliter* of blood tested. Levels of 5-10 result in a child that needs to be monitored as the child gets older. This monitoring is known as a public health intervention trigger. Levels of 11-19 require more direct intervention with a more intense education and prevention on a case by case basis. For those cases above 19, it is recommended to have medical evaluations and environmental changes to the home environment. Out of 9,126 children tested in 2011 and 11,417 tested in 2012 a summary of the results of testing follows:

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

The County does not have a “county-wide” housing authority. The major public housing agency in the County is the Joliet Housing Authority. The tables in this section of the plan pertain to the Housing Authority of Joliet (HAJ). HAJ owns and operates 7 public housing communities. There are a total of 991 housing units in those communities, with nearly 66% of the units reserved for the elderly. HAJ also administers 1,190 Housing Choice Vouchers (HCV) for low-and-moderate income households to be able to rent either in the City of Joliet or in the County. Included in the table below are HCV administered by either the Housing Authority of Park Forest, or the Aurora Housing Authority. While these PHA’s administer the vouchers in the County, their home bases are not in Will County. The Special Purpose Vouchers listed in Table 36 below are administered by HAJ and are included in the total vouchers indicated above.

Describe the supply of public housing developments:

According to the Housing Authority’s 2010 5-Year Annual Plan, HAJ owns and manages a total of 989 units of public housing. Of these, 876 units were occupied as of November 2010. The remaining 113 units are vacant. The vacant units are located at Fairview Homes (58 units), Des Plaines Gardens (15), the John O. Holmes Complex (8), the John F. Kennedy building (8), Heritage Place (4), the John C. Murphy building (7), and the Adlai Stevenson building(13). With the exception of the 58 vacant units at Fairview Homes, the remaining 55 units are being turned around for occupancy to households on the waiting list for public housing. The vacant units at Fairview Homes were taken offline while HAJ had a pending application for demolition funding before HUD. In September 2010, HAJ withdrew its application, and developed a strategy to rehabilitate the vacant units and make them available for leasing. As of September 30, 2011, HAJ had achieved 99% occupancy rate. Following the withdrawal of the Fairview Homes demolition plan, HUD assessed the site and agreed that demolition of the property was appropriate. As of October, 2012, HUD said the project had deteriorated to the point that it would be more costly to fix it than to replace it. Within the HAJ inventory, Des Plaines Gardens and Fairview Homes are the only designated family units. In 2007, the HAJ demolished Poole Gardens, a 106-unit family site. It was redeveloped with tax credits as a mixed-income single family and duplex community.

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	0	1,643	2,216	26	1,164	0	268	388
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 39 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

Not applicable to the jurisdiction. All Public Housing Units are located in Joliet. However the Supply of PH units is as follows: According to the Housing Authority’s 2010 5-Year Annual Plan, HAJ owns and manages a total of 989 units of public housing. Of these, 876 units were occupied as of November 2010. The remaining 113 units are vacant. The vacant units are located at Fairview Homes (58 units), Des Plaines Gardens (15), the John O. Holmes Complex (8), the John F. Kennedy building (8), Heritage Place (4), the John C. Murphy building (7), and the Adlai Stevenson building(13). With the exception of the 58 vacant units at Fairview Homes, the remaining 55 units are being turned around for occupancy to households on the waiting list for public housing. The vacant units at Fairview Homes were taken offline while HAJ had a pending application for demolition funding before HUD. In September 2010, HAJ withdrew its application, and developed a strategy to rehabilitate the vacant units and make them available for leasing. As of September 30, 2011, HAJ had achieved 99% occupancy rate. Following the withdrawal of the Fairview Homes demolition plan, HUD assessed the site and agreed that demolition of the property was appropriate. As of October, 2012, HUD said the project had deteriorated to the point that it would be more costly to fix it than to replace it. Within the HAJ inventory, Des Plaines Gardens and Fairview Homes are the only designated family units. In 2007, the HAJ demolished Poole Gardens, a 106-unit family site. It was redeveloped with tax credits as a mixed-income single family and duplex community.

Public Housing Condition

Public Housing Development	Average Inspection Score

Table 40 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

Of the PH units owned by HAJ approximately 330 are considered functionally obsolete. These units are rented to families. There is a need for rehabilitation funds to be used in order that these units, as well as others, are brought up to code and made decent, safe and sanitary.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

The most recent Five Year Plan for HAJ includes the following strategies for improving the living environment for its public housing residents:

- Improve the PHA unit management;
- Improve HCV management;
- Improve customer satisfaction;
- Remodel, and modernize PH units;
- Improve energy efficiency;
- Demolish obsolete units;
- Provide replacement housing;
- Provide replacement vouchers.

Discussion:

See above

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

Will County plays a coordinating role in the IL-506 Joliet/Bolingbrook/Will County Continuum of Care (CoC). The County funds the Homeless Services Program staffed and administered by the Will County Center for Community Concerns (WCCCC). The purpose of the CoC is to assure a seamless delivery system for at-risk, homeless, and chronically homeless persons throughout Will County. Table 38 below was populated with the results from the latest Point In Time Survey that was conducted in January, 2015.

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	131	0	124	469	0
Households with Only Adults	111	0	63	0	0
Chronically Homeless Households	0	0	0	165	0
Veterans	0	9	14	0	0
Unaccompanied Youth	0	0	0	0	0

Table 41 - Facilities and Housing Targeted to Homeless Households

Data Source Comments:

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

There are several mainstream services available to the homeless in the City of Joliet including the following:

- Health Care - Aunt Martha's and "Daybreak Emergency Shelter" operated by Catholic Charities Inc.
- Mental Health Services – Will County Health Department
- Social Services – Daybreak Emergency Shelter, Morningstar Mission, Forest Park Community Center, Unity CDC, Mt. Zion Baptist Church, and Church of God in Christ.
- Educational – Joliet Junior College, Forest Park Community Center, Aunt Martha's Youth Service Center
- Rental Assistance – Hines VA Center, ILDHS/DMH
- Shelter – Daybreak Emergency Shelter and Morningstar Mission

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

No unaccompanied youth were identified in recent PIT counts. The CoC participates in the Child and Adolescent Local Area Network (LAN) #49 that coordinates efforts of providers serving children and adolescents. A "wraparound process" is engaged to address all the needs of youth and provide crisis prevention/response individually. Aunt Martha's Youth Service Center offers public education, provider training, case management, referral and linkage, transportation assistance, housing search and placement, consumer education, budget counseling, and cash assistance for qualified homeless youth aged 18-24. Aunt Martha's works directly with the Illinois Department of Children and Family Services to provide services when a ward of the state has been identified aged 16-17. The Illinois Department of Healthcare and Family Services (HFS) contracts Screening, Assessment, and Support Service (SASS) agencies for youth that may be in need of mental health services, provided through the Will County Health Department.

The CoC works with the Veterans Assistance Commission of Will County that provides interim/emergency financial assistance; advocacy services in applying to agencies to procure benefits; works closely with all veteran organizations, utility companies, landlords, local, state and Federal agencies to ensure the rights and benefits to which each veteran is entitled; and provides assistance with filing claims to the VA. The HUD/VASH Program Coordinator for the Hines VA Center joined the CoC in 2011 to coordinate services and Hines opened a clinic in 2013 in Joliet to provide additional health and support services. Transitional housing for veterans is provided by Family and Friends (GPD) and

MorningStar Ministries. Permanent supportive housing is provided through Cornerstone Services and Catholic Charities (SHP). Catholic Charities and Midwest Shelter for Homeless Veterans provide services through the SSVF in Joliet.

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

Agencies located in the City of Joliet and or elsewhere in the County all provide services for all residents in need categorized as at-risk of becoming homeless; homeless, chronically homeless; those having special needs related to physical or mental disabilities, both homeless and non-homeless. The questions below can be answered by referring to the same comprehensive chart used elsewhere in this plan.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

The following needs and objectives are established under this Five Year Consolidated Plan:

- Elderly - rehabilitation of existing owner-occupied housing units, and construction of new affordable and accessible apartments
- Frail Elderly - construction of new affordable and accessible apartments with supportive services
- Persons with Disabilities - rehabilitation of existing housing units for accessible improvements, reasonable accommodations to rental housing units, and supportive employment opportunities
- Alcohol and Other Drug Addictions - supportive services to end addictions, and training to re-enter the work force
- Public Housing Residents - housing downpayment assistance, job training and job opportunities, housing counseling for home ownership, and assistance in finding affordable housing
- Victims of Domestic Violence - additional temporary shelters, supportive services and training programs, and permanent supportive housing options Describe

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

Agencies located either in Joliet or elsewhere in the County work with the Ill. Department of Human Services (DHS) to provide assurance to persons re-entering the community from mental and physical health institutions they have an individualized support plan in assisting them to return to the community. The plan includes housing first, then training and educational and employment

opportunities. DHS Case Managers work with clients and local service agencies to assist in this transition.

The Will County Health Department, Division of Behavioral Services provides crisis response, intake, assessments, connection with mainstream resources, placement, transportation and discharge planning prior to exiting the institution or facility. The Illinois Department of Human Services, DMH Division, has an agreement with every state funded mental health facility that prohibits discharge into homelessness

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

Sec. 91.315(e) Other special needs. With respect to supportive needs of the non-homeless, the consolidated plan must provide a concise summary of the priority housing and supportive service needs of persons who are not homeless but require supportive housing, i.e., elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addiction, persons with HIV/AIDS and their families, and public housing residents. If the state intends to use HOME funds for tenant-based assistance to assist one or more of these subpopulations, it must specify local market conditions that led to the choice of this option.

The County proposes to fund or otherwise support programs and facilities in the following areas:

- Rental Rehab of agency owned housing units in need of repair and bring up to code;
- Investment in Group Homes for special needs population;
- Coordinate and provide direction and oversight to the Foreclosure Settlement Program by making units available to agencies in need of expanding their rental property inventory;
- Support the CoC's application under the annual Homeless Super Nofa under McKenny-Vento

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

The County proposes to fund or otherwise support programs and facilities in the following areas:

Rental Rehab of agency owned housing units in need of repair and bring up to code;

Investment in Group Homes for special needs population;

Coordinate and provide direction and oversight to the Foreclosure Settlement Program by making units available to agencies in need of expanding their rental property inventory;

Support the CoC's application under the annual Homeless Super Nofa under McKenny-Vento

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

1. There is a need for greater collaboration among municipalities within Will County to identify and address impediments to fair housing choice.
2. Local units of government that participate in the Urban County's entitlement grant programs may not fully understand their responsibility to affirmatively further fair
3. Some of the County's policy documents could be improved, from a fair housing perspective.
4. Public transit is limited to the County's more densely developed areas. Residents of rural townships in the southern region are especially isolated from service.
5. Evidence demonstrates that some discrimination is present in the sale and rental of housing across Will County, especially on the bases of race, familial status and
6. Will County does not have a countywide, comprehensive fair housing network that can adequately educate the public on fair housing issues, and accept and investigate fair
7. Affordable housing, public housing and Section 8 voucher holders are generally concentrated within the City of Joliet and in racially/ethnically concentrated areas of poverty.housing complaints.disability.
8. Housing, including public housing, is generally difficult for people with disabilities to find with or without reasonable accommodation.

Private Sector

1. Mortgage lending data from 2009 to 2011 suggests that minority applicants are more likely to experience loan denial or high-cost loan rates than White applicants.
2. Local rental advertisements that prohibit pets in housing may discourage people with disabilities from seeking certain units.
3. Landlords may not be receiving adequate fair housing information when entering the business or through continuing education services.

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

Economic development needs are generally addressed by Will County Workforce Services Division, the Will County Center Economic Development and the Will County Investment Board. Each agency plays a role in preparing the workforce, retaining and attracting business and providing data to better understand the needs of the County.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	499	380	0	0	0
Arts, Entertainment, Accommodations	19,890	14,081	11	13	2
Construction	10,537	9,231	6	8	2
Education and Health Care Services	33,197	12,378	18	11	-7
Finance, Insurance, and Real Estate	13,664	4,735	7	4	-3
Information	3,982	1,980	2	2	0
Manufacturing	22,263	15,719	12	14	2
Other Services	8,202	5,417	4	5	1
Professional, Scientific, Management Services	18,448	6,054	10	6	-4
Public Administration	0	0	0	0	0
Retail Trade	27,850	19,803	15	18	3
Transportation and Warehousing	10,416	8,781	6	8	2
Wholesale Trade	14,000	10,756	8	10	2
Total	182,948	109,315	--	--	--

Table 42 - Business Activity

Data Source: 2007-2011 ACS (Workers), 2011 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	255,910
Civilian Employed Population 16 years and over	234,112
Unemployment Rate	8.52
Unemployment Rate for Ages 16-24	21.65
Unemployment Rate for Ages 25-65	5.72

Table 43 - Labor Force

Data Source: 2007-2011 ACS

Occupations by Sector	Number of People
Management, business and financial	54,487
Farming, fisheries and forestry occupations	9,926
Service	19,954
Sales and office	62,901
Construction, extraction, maintenance and repair	22,595
Production, transportation and material moving	15,261

Table 44 – Occupations by Sector

Data Source: 2007-2011 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	102,585	46%
30-59 Minutes	80,665	37%
60 or More Minutes	37,416	17%
Total	220,666	100%

Table 45 - Travel Time

Data Source: 2007-2011 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	10,703	1,107	5,892
High school graduate (includes equivalency)	49,257	5,453	16,300
Some college or Associate's degree	69,375	5,490	14,255

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Bachelor's degree or higher	70,050	2,900	10,503

Table 46 - Educational Attainment by Employment Status

Data Source: 2007-2011 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	491	1,417	1,513	2,496	3,828
9th to 12th grade, no diploma	4,809	3,289	3,218	5,769	4,580
High school graduate, GED, or alternative	12,016	14,167	18,852	38,008	19,247
Some college, no degree	14,005	14,679	18,848	32,071	9,574
Associate's degree	1,809	5,568	7,636	10,481	1,569
Bachelor's degree	3,991	14,516	18,837	22,500	4,228
Graduate or professional degree	214	5,759	9,034	12,846	3,459

Table 47 - Educational Attainment by Age

Data Source: 2007-2011 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	22,857
High school graduate (includes equivalency)	33,171
Some college or Associate's degree	40,529
Bachelor's degree	56,268
Graduate or professional degree	72,480

Table 48 – Median Earnings in the Past 12 Months

Data Source: 2007-2011 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

The 5 major employment sectors within Will County in order of magnitude include Retail Trade, Manufacturing; Arts, Entertainment, Accommodations; Education and Health Care Services, and Whole Sale Trade. Of the thirteen employment sectors listed, the greatest share of jobs was in the Retail Trade sector (17%) with the Manufacturing sector taking second at 13%. Of all the workers represented, the highest share of workers were employed in Education and Health Care Services (17%) and the second highest was in Retail Trade at 14%. The Workforce Boards of Metropolitan Chicago identified four

industry clusters that are significant to the region's economy. They include Transportation & Logistics, Manufacturing, Business, Technical and Financial Services, and Biomedical & Life Sciences. Industry clusters are defined as similar industries closely connected through supply chains and shared labor pools within the region. All industry clusters are expected to grow except the Manufacturing cluster. An analysis of the regions Manufacturing sector indicates, however, that approximately 26% of its workers are 55 and older and approaching retirement which will result in a large number of openings. Advanced Manufacturing is also identified by the Will County Center for Economic Development as target industry for Will County indicating support and growth of jobs in this sector. Jobs within the Biomedical and Life Sciences industry cluster are expected to grow regionally by 18.1% during the period of 2011-2021. The region's average annual salary for these jobs is \$56,400. Will County's share of workers in the Finance, Insurance and Real Estate exceeds its share of jobs in the same category also indicating an opportunity for growth in this regionally emergent industry cluster. Business & Professional Service is also an identified target industry for Will County indicating support for growth of jobs in this sector. Jobs within the Transportation & Logistics industry cluster are expected to grow 15.6% regionally. Will County, however, may comprise the bulk of these jobs regionally because of the significant investments made in recent years in rail to road transportation. Will County has become the largest inland container port in North America due to operations at CenterPoint Intermodal Center, BNSF Logistics Park intermodal facility and Union Pacific Global IV intermodal center. With additional logistics centers in Wilmington, Joliet and Crete, the County will also likely grow to one of the largest freight hubs in the United States. Global Transportation is also one of Will County's identified target industries indicating support for growth and advancement of jobs in this segment.

Describe the workforce and infrastructure needs of the business community:

Workforce needs

In 2015, the Workforce Investment Board of Will County analyzed 6,355 job postings during the month of June, from internet job boards to develop an understanding of current job demand and employer needs. The study determined the top 20 occupations by number of job postings. The top five occupation categories based on number of job postings were Transportation & Material Moving (1,199); Office and Administrative Support (756); Sales and Related Occupations (735); Healthcare Practitioners & Technical (525); Management Occupations (405). The top three occupation categories are lower end jobs that may or may not require a high school diploma. The remaining two occupation categories, which account for 930 job postings, were higher end positions that require some college or advanced degree.

Based on the job postings, Transportation and Material Moving is a dominant workforce need in the business community with 1,199 job posting in the month of June. According to the Bureau of Labor, the median salary for jobs in this occupation started at \$22,000 in 2012. The occupation category includes jobs such as, bus drivers (\$29,550), Delivery truck drivers and driver/sales workers (\$27,530), laborers and material movers (\$22,970), heavy and tractor-trailer truck drivers (\$38,200), material moving machine operators (\$31,530). Majority of the jobs in this occupation category require just a high school

diploma and can be good entry level jobs with opportunities for advancement with identified career pathways.

The second largest labor force demand is in the Office and Administrative Support occupation category with 756 job postings in the month of June. According to the Bureau of Labor, the median salary for jobs in this occupation started at \$25,000 in 2012. The occupation category includes jobs such as, customer service representatives (\$30,580), police, fire, and ambulance dispatchers (\$36,300), receptionists (\$25,990), secretaries and administrative assistants (\$35,330) bookkeeping, accounting, and auditing (\$35,170). The majority of jobs in this category require a high school diploma. Advancement opportunities are available with an Associate's degree or some college.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

Infrastructure & Transportation

The South Suburban Airport and the Illiana Expressway are two major changes that will have an economic impact in Will County if they come to fruition. The state now owns 3,900 acres of the 5,800 needed for the airport and continues to work with the Federal Aviation Administration (FAA) on the final airport plan.

The Illiana Expressway, a new 50-mile highway proposed to link I-55 near Wilmington, IL with I-65 near Lowell in Indiana, would enhance access to Will County's Inland Port and would support the new growth in intermodal operations. It is currently envisioned as a multi-modal

transportation corridor with limited access that could act as an alternative to I-80. The Record of Decision was approved in December 2014 indicating support for the transportation need and the selected route.

The development of the South Suburban Airport and the Illiana Expressway will increase the demand for workers skilled in Transportation and Material Moving occupations and Advanced Manufacturing occupations as more industry takes advantage of the infrastructure created with intermodal operations. The Will County Center for Economic Development is working with the Will County Investment Board on identifying specific tactics for producing skilled workers to meet the demand for workers of the current and future business community.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

Employment opportunities were discussed in the previous section. Job postings indicate demand for workers in the Transportation & Material Moving (1,199), Office and Administrative Support (756), Sales and Related Occupations (735), Healthcare Practitioners & Technical (525); and Management Occupations (405) categories.

Education & skills

The degree to which the skills and education of the current workforce correspond to the current available jobs may be inferred from data available in Table 45. As shown in Table 45, Will County has more workers than jobs in three business sectors including, Education and Health Care Services; Finance, Insurance and Real Estate; and Professional, Scientific, Management Services. In this scenario, workers are likely travelling outside of the County for work. New business recruitment in these business sectors would provide Will County residents opportunities to work within the County, thereby reducing potential travel time.

As shown in Table 2, the unemployment rate for Will County is 8.52. Table 5 depicts unemployment by educational attainment. Ten percent of civilians in the labor force with a high school education were unemployed compared to 7% of civilians that had some college or an associate's degree. The unemployment rate drops to 4% for those with and Bachelor's degree or higher. While education clearly provides an advantage in the job market, the cost of education continues to rise and can be a major impediment to lower-income families that benefit from employment opportunities the most.

The median earnings also vary by education level as indicated in table 7. Median earnings for a high school graduate are \$33,171 compared to \$40,529 for those with some college or an Associate's degree. According to a study conducted by the National Low Income Housing Coalition entitled, *Out of Reach 2015*, the hourly wage necessary to afford a 2 bedroom unit at the fair market rate is \$21.02 for the Chicago-Naperville-Joliet HMFA. This translates to \$43,720 in annual income. Job training initiatives and economic development strategies developed with the housing wage in mind could help bolster housing initiatives in the County.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

Workforce Services Division of Will County

The Workforce Services Division of Will County provides services to job seekers throughout Will County. Services include help with earning a GED, occupational training, employment readiness, job placement, internships and on the job training. The Division also maintains a job board and operates a Mobile

Workforce Center which travels throughout the County to assist job seekers in communities close to where they live.

Workforce Services Division also assists companies to find qualified applicants for job openings. Job listing can be posted on the job board and recruiting events can be held at the Division office. A wide range of workforce information and statistics, including projections, wages, unemployment, demographics, is also available to employers.

Joliet Junior College Workforce Development

Joliet Junior College provides traditional job placement assistance such as resume writing, job fairs and job readiness training in addition to more specialized programs for mature workforce aged 50+ who may have been displaced in the job market or lost jobs during the economic downturn. Other programs the College offers is training opportunities financed through Workforce Innovation and Opportunity Act (WIOA), assessments such as Work Keys, and certifications such as National Career Readiness Certificate (NCRC).

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

No

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

Will County is not undertaking any economic development initiatives but may be able coordinate in the future with the Will County Center for Economic Development on programs or initiatives that support the identified target industries and/or create jobs that offer at least the minimum housing wage identified for the Chicago-Naperville-Joliet HMFA.

Discussion

See Comments above

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

Typically the areas where households have multiple housing problems are concentrated in the unincorporated sections around Joliet. Fairmont to the north and east; Patterson Road Area to the south and west. Concentration is more associated with racial, ethnic or low income areas where any population or sector comprises 10% or more higher than the general population at large.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

Areas of racial or ethnic concentration are census tracts in which the percentage of a single minority or ethnic group is at least 10% higher than across the entire County. Racial and Minority Concentration:

Across Will County in 2010 Blacks comprised 10% of the population. Therefore, an area of Black concentration would include any census tract where the % of Black residents is 20% or greater. Of the 152 Census Tracts in Will County, 29 meet this criterion. Of those racially concentrated Census Tracts, 22 have some portion of the tract in the Urban County outside entitlement and opt-out communities. An area of Asian concentration, by the same definition, would include any tract where the % of Asian residents is 13.9% or higher. Seven tracts in the entire County meet this criterion.

Finally, an area of Hispanic concentration includes tracts where at least 23.3% of all residents are of Hispanic ethnicity. In the entire County, 37 tracts qualify, and 27 of those tracts are located in the Urban County, outside entitlement and opt-out communities. Racially/Ethnically Concentrated Areas of LMI and Poverty:

26 of the 47 previously mentioned census tracts are also areas of Low and Moderate income and poverty levels. Areas of the Urban County where LMI block groups and minority concentrations coincide are identified as Racially/Ethnically Concentrated Areas of Poverty. These ECAP/RCAP areas are depicted in Figure 2-13 of the A/I and are located around the City of Joliet in Joliet Township, Rockdale, Romeoville and Bolingbrook Villages. Of the 26 areas, 9 are areas of Black concentration, 10 are areas of Hispanic concentration and the remaining 7 have both Black and Hispanic combinations.

The composition of race and ethnicity for the 47 Urban County census tracts is detailed in Map 2-2 of the Will County 2012 Analysis of Impediments to Fair Housing found and can be found in the appendix to this plan.

What are the characteristics of the market in these areas/neighborhoods?

The housing markets in these areas are depressed and are characterized by foreclosures. Investors are purchasing the foreclosures and converting the foreclosures into rental units. These areas are typically in unincorporated Will County with no realistic potential for annexation to contiguous municipalities. Therefore, infrastructure such as adequate sewer and water services are sub-standard as is trash pickup and road maintenance. These areas are therefore not subject to growth of newly constructed housing units due in large part because of the inadequate infrastructure and other amenities.

Are there any community assets in these areas/neighborhoods?

The community assets are limited to those associated with the cultural and ethnic practices and tastes of the particular group, including but not limited to entertainment, food and other cultural interests. Commercial establishments tend to cater to the local community and provide a variety of daily needs such as legal, shopping, and recreational opportunities.

Are there other strategic opportunities in any of these areas?

CMAP has assisted the County through their Local Technical Assistance Program to develop specific plans for the Fairmont area and is proposing to embark on a similar plan for the Patterson Rd. area in Joliet Township. Both the Fairmont and Patterson Road Plans will offer strategic approaches to develop the areas in question.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The County, through a series of consultations with public agencies and private citizens via face to face meetings, public hearings, and surveys identified general priorities for allocating funds to meet a large variety of needs facing the targeted population of the County and in particular those potential redevelopment areas where several challenges exist that impact living conditions and quality of life where more than one type of problem exists within the geographic boundaries of the particular area. This Strategic Plan describes how the County will distribute funding over the next 5 years by assigning priorities to specific activities and projects to ensure residents with the most need and lowest income are served in an efficient and unbiased manner. The plan will also address existing obstacles in meeting goals and outcomes the County desires to complete.

The Strategic Plan portion of this Consolidated Plan establishes goals and objectives to address the needs in the following areas:

- Affordable Housing
- Homelessness, and At-Risk of Homelessness
- Special needs sub groups
- Non-housing community development
- Economic development opportunities;
- Job creation

The over-riding objective of all Consolidated Plan programs is to bring benefit to low and moderate income residents.

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

Table 49 - Geographic Priority Areas

1	Area Name:	Fairmont Community
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	Northern and Western boundary City of Lockport; Southern and Eastern boundary City of Joliet;
	Include specific housing and commercial characteristics of this target area.	Area has significant foreclosures; vacant and abandoned structures and no commercial enterprises located within the residential community.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	The county prepared a comprehensive plan in 2012 entitled the Fairmont Plan, which solicited input from the local community on the needs and condition of both the infrastructure and housing stock. The Fairmont Plan is the basis of our focus here.
	Identify the needs in this target area.	Housing; redevelopment of vacant, blighted areas; crime prevention; infrastructure improvements (drainage and flood improvements).
	What are the opportunities for improvement in this target area?	Collaboration with community and faith based organizations to bring about change.
Are there barriers to improvement in this target area?	Crime and gang involvement Lack of adequate financing	
2	Area Name:	Entire County covered by Urban County
	Area Type:	Entire County covered by Urban County, Excluding other entitlement communities
	Other Target Area Description:	Entire County covered by Urban County, Excluding other entitlement communities
	HUD Approval Date:	
	% of Low/ Mod:	

Revital Type:	
Other Revital Description:	
Identify the neighborhood boundaries for this target area.	Primary boundaries are based on Census Tract/Block groups that qualify under HUD defined low and moderate income areas and Exception Criteria areas.
Include specific housing and commercial characteristics of this target area.	General
How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	See survey summary data included as appendix to this plan.
Identify the needs in this target area.	Housing and community development needs ranging from housing rehab, infrastructure improvements; public service, demolition.
What are the opportunities for improvement in this target area?	Gradual over the period covered by this plan.
Are there barriers to improvement in this target area?	The County allocates funding on a competitive basis.

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

A project must be located in a HUD defined low-moderate income block group of at least 36.52% if it is serving a defined service area. This “exception criteria” allows the County to invest CDBG grant funds in Census Tracts that are below the standard 51% LMI. However, the County may require an applicant to provide alternate Target Area Survey data for those areas that are not contiguous to CT Block Groups. Those TAS survey results must maintain the required 51% LMI in order to qualify for grant assistance. Staff will determine if the project location reasonably coincides with the block group area and will also determine the appropriateness of using the exception criteria based on the census data or the TAS.

Service areas with a higher percentage concentration of low income residents will generally be a higher priority for funding. If the project is located in a County Designated Redevelopment Project Area, the Exception Criteria will apply, as will TAS methodology. The Ranking Policy Protocol along with the Exception Criteria Map and CT information can be found in the appendix to this plan.

SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

Table 50 – Priority Needs Summary

1	Priority Need Name	Affordable Housing/Home Buyer Assistance
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents
	Geographic Areas Affected	Entire County covered by Urban County, Excluding other entitlement communities Fairmont Community
	Associated Goals	Home Buyer Assistance Program Administration
	Description	Continue to fund homebuyer assistance through providing closing cost and or downpayment assistance along with required housing rehab if necessary and housing counseling.
	Basis for Relative Priority	High level of cost burdened renters and lack of affordable rental opportunities.
	2	Priority Need Name
Priority Level		High

	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Elderly Frail Elderly Persons with Physical Disabilities
	Geographic Areas Affected	Entire County covered by Urban County, Excluding other entitlement communities Fairmont Community
	Associated Goals	Housing Rehabilitation Program Administration
	Description	Owner and rental housing rehabilitation
	Basis for Relative Priority	Overall need to improve housing stock within the community by increasing and protecting the existing affordable housing stock.
3	Priority Need Name	New Construction/Special Need/Public Housing
	Priority Level	High
	Population	Extremely Low Public Housing Residents Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	Entire County covered by Urban County, Excluding other entitlement communities
	Associated Goals	Public Housing Support Special Needs Housing Program Administration

	Description	Assist Public Housing agency and Special Needs Agencies in efforts to expand housing stock and in redevelopment plans that potentially involve new construction or rental rehabilitation
	Basis for Relative Priority	Assist in redevelopment efforts included in public housing agency five-year plans Assist in expansion of housing stock for special needs community.
4	Priority Need Name	Affordable Housing/Fair Housing Outreach/Education
	Priority Level	High
	Population	Extremely Low Low Moderate Middle
	Geographic Areas Affected	Entire County covered by Urban County, Excluding other entitlement communities Fairmont Community
	Associated Goals	Fair Housing outreach and education Program Administration
	Description	Promote Fair Housing choice through education and outreach throughout the community.
	Basis for Relative Priority	Respond to and outreach those protected classes under the Fair Housing Law.
5	Priority Need Name	Homeless/At-Risk-Continuum of Care
	Priority Level	High

	Population	Extremely Low Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	Entire County covered by Urban County, Excluding other entitlement communities
	Associated Goals	Continuum of Care Homeless Services Program Program Administration
	Description	County to play leadership role in overseeing that the CoC efforts provide a seamless network of funding options for emergency shelter, transitional and permanent supportive housing to the homeless and at-risk population
	Basis for Relative Priority	Agency response to survey.
6	Priority Need Name	Homeless/At-Risk-Homeless Services Program
	Priority Level	High
	Population	Extremely Low Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence

	Geographic Areas Affected	Entire County covered by Urban County, Excluding other entitlement communities
	Associated Goals	Continuum of Care Program Administration
	Description	Program that offers gap funding for at-risk persons/families at risk of becoming homeless. Program pairs CDBG and CSBG funds through a contractual agreement with the Will County Center for Community Concerns.
	Basis for Relative Priority	Gap funding program screened by local homeless shelters and service providers
7	Priority Need Name	Homeless/At-Risk-TBRA
	Priority Level	Low
	Population	Extremely Low Large Families Families with Children Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth
	Geographic Areas Affected	Entire County covered by Urban County, Excluding other entitlement communities
	Associated Goals	Continuum of Care Homeless Services Program TBRA Program Administration
	Description	Tenant Based Rental Assistance funds to be used to continue the appropriate level of assistance to eligible candidates who have exhibited the ability to transition out of ESG and other related assistance programs.

	Basis for Relative Priority	Funding based on references from Homeless Service case managers.
8	Priority Need Name	Homeless/At-Risk-ESG
	Priority Level	High
	Population	Extremely Low Large Families Families with Children Elderly Chronic Homelessness
	Geographic Areas Affected	Entire County covered by Urban County, Excluding other entitlement communities
	Associated Goals	Continuum of Care Homeless Services Program Emergency Solution Grant Program Administration
	Description	Emergency Solutions Grant
	Basis for Relative Priority	ESG Program guidelines
9	Priority Need Name	Non-Homeless Special Needs-Housing Rehab
	Priority Level	High
	Population	Extremely Low Low Large Families Elderly Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence

	Geographic Areas Affected	Entire County covered by Urban County, Excluding other entitlement communities
	Associated Goals	Housing Rehabilitation Program Administration
	Description	Increase the supply of decent, safe, accessible and affordable housing for the special needs persons.
	Basis for Relative Priority	Increase the supply of decent, safe, accessible and affordable housing for the special needs persons. There is a need for rehab in existing housing stock occupied by LMI persons.
10	Priority Need Name	Non-Homeless Special Needs-Social Service Agencies
	Priority Level	High
	Population	Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	Entire County covered by Urban County, Excluding other entitlement communities
	Associated Goals	Special Needs Housing Special Needs Public Service Program Administration
	Description	Support social service agencies and their programs for the special needs population
	Basis for Relative Priority	Response to survey
	11	Priority Need Name
	Priority Level	High

	Population	Extremely Low Low Moderate Non-housing Community Development
	Geographic Areas Affected	Entire County covered by Urban County, Excluding other entitlement communities Fairmont Community
	Associated Goals	Public Improvements and Infrastructure Program Administration
	Description	Provide access to eligible neighborhoods to have safe streets, sidewalks, functional street lighting, storm water management systems, and adequate water and sanitary sewer facilities.
	Basis for Relative Priority	Program in response to community survey and allocated competitively on an annual application basis.
12	Priority Need Name	Community Development-Public Facilities
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Non-housing Community Development
	Geographic Areas Affected	Entire County covered by Urban County, Excluding other entitlement communities Fairmont Community
	Associated Goals	Public Facilities Program Administration
	Description	Improvements to and creation of parks, neighborhood facilities and services eligible to all.
	Basis for Relative Priority	Serves a population of at least 51% LMI by CT/Block Group, or be included as part of a redevelopment strategy area as designated by the County; or be a facility that serves presumed benefit clients.

13	Priority Need Name	Community Devel-Clearance & Demolition
	Priority Level	High
	Population	Extremely Low Low
	Geographic Areas Affected	Entire County covered by Urban County, Excluding other entitlement communities Fairmont Community
	Associated Goals	Clearance and Removal of Blight on a Spot Basis Program Administration
	Description	Removal of blighting conditions and prevention of slum and blight on a spot basis due to abandoned structures and vacant properties.
	Basis for Relative Priority	Response by community
14	Priority Need Name	Community Devel-Revitalization
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly
	Geographic Areas Affected	Fairmont Community
	Associated Goals	Revitalization Program Administration
	Description	Develop comprehensive strategic plan in areas and neighborhoods displaying disinvestment from public and private sector resulting in overall decline of infrastructure, housing and other public facilities. Plans include selective use of acquisition, demolition and clearance, code enforcement, and housing construction and rehabilitation.

	Basis for Relative Priority	Community response to Fairmont Plan
15	Priority Need Name	Public Service
	Priority Level	High
	Population	Extremely Low Low Large Families Families with Children Elderly Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	Entire County covered by Urban County, Excluding other entitlement communities Fairmont Community
	Associated Goals	Homeless Services Program Special Needs Public Service Program Administration
	Description	Expanding the availability and access to needed services across various income and age spectrums, under the public service cap of 15% of CDBG entitlement plus program income.
	Basis for Relative Priority	Agency survey responses.
16	Priority Need Name	Economic Development
	Priority Level	Low

Population	Extremely Low Low Moderate Middle Large Families Families with Children Public Housing Residents Non-housing Community Development
Geographic Areas Affected	Entire County covered by Urban County, Excluding other entitlement communities Fairmont Community
Associated Goals	Economic Development Program Administration
Description	Support and encourage new economic development through local and federal tax incentive programs such as tax abatements, Section 108 Loan Guarantees and Economic Development Initiative (EDI) programs.
Basis for Relative Priority	Response from Community

Narrative (Optional)

In order to more specifically identify and prioritize the overall Housing and Community Development needs within the County, the County utilized an on-line tool to conduct different types of survey targeted at municipal and township needs; individual and agency needs for a wide range of activities, based entirely on the eligible activities under each grant program covered by this plan. The surveys consisted of both narrative style and ranking questions to determine the most need in a given community or particular agency or household type. In order to achieve an acceptable response rate, a series of public hearings were scheduled and follow up communications were sent to Village and Township officials, and known citizen groups. Survey responses were gathered from April through June, 2015

In addition to the municipal and interested citizen group survey, the County also used an on line tool to conduct a survey of not-for-profit agencies to determine needs of their clients eligible for public service activities. Such agencies represent clients and neighborhoods that typically are seeking public service funds, including basic goods and services, domestic and substance abuse services, senior, homeless and other related service needs. Because all surveys documented a substantial unmet need within each group surveyed, the County has established priorities in response to those needs as best as possible

given the limitation of the eligible activities under the various programs and the established cap associated with public services. The Survey results are summarized in the appendix to this plan.

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	TBRA is again a viable alternative to the needs identified from funding from HPRP and the ESG programs. Those programs tapped into a need that remains even after the programs funding levels are limited, or have been terminated. TBRA will be used therefore for at-risk families who are not yet homeless; by families and persons leaving transitional housing arrangements and by others who could potentially move from a permanent supportive housing arrangement to an independent rental units. The Will County CoC will administer the TBRA program funds under the leadership of the Will County Center for Community Concerns and monitor the results closely.
TBRA for Non-Homeless Special Needs	The CoC will assess eligibility requirements and standards for this population sub-group based on demonstrated need.
New Unit Production	New unit construction will be initially limited to rental unit production and targeted toward special needs population sub-groups. It is estimated that up to 10 units will be constructed annually, based on availability of funding sources and supportive service funds.
Rehabilitation	Both owner and rental rehabilitation activities will be utilized to extend and expand existing affordable housing unit supply. Rental unit rehabilitation will focus on units owned and operated by public and not for profit agencies that specialize in housing special needs and hard-to-house populations. The County estimates 10 units per year over the next 5 year period will be subject to owner occupied housing rehab and an additional 8 rental units per year over the next 5 year period. Market conditions in the Village of Bolingbrook also indicate the need for Emergency Housing Rehab with CDBG funds.
Acquisition, including preservation	Acquisition assistance will be provided via home-buyer assistance for qualified low income new and first time homebuyers. In the previous con plan period, this assistance was provided from the NSP program funds, and in the current con plan period, it is expected that FSP and HOME funds will be used for this type of activity. The County estimates between 50 and 75 home buyers will be assisted in the next 5 year period.

Table 51 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

Based on a 5% cut in funds the County projects the following anticipated resources as indicated in the following table.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,894,108	15,000	110,006	2,019,114	6,676,797	CDBG Funds will be used to support community development programs and moderate income neighborhoods. Programs include neighborhood public services and improvement

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	396,646	0	269,019	665,665	1,398,004	HOME funds will be used to develop affordable housing for low-income new construction, rehab, TBRA, and homebuyer assistance.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	137,784	0	0	137,784	540,000	ESG funds will be used to assist homeless individuals with shelter and rehousing services.

Table 52 - Anticipated Resources

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 CDBG Program regulations do not require matching funds. The County, however, requires that CDBG funded neighborhood investment projects including road, sewer, sidewalk, tree removal, and other infrastructure improvements provide at least administrative and engineering

professional service leveraging on the part of the applicant for a project to be eligible. Additional points are awarded in the application process for providing additional leveraging. A funding request will most likely not be approved unless it can either be phased in over several application cycles, or usually not exceed \$400,000 in order to provide assistance to additional community residents. The County does not require CDBG funded public service activities for non-profit agencies to provide additional leveraging or match, however additional points are awarded during the application process, if such leveraging is provided.

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.

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 publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

N/A

Discussion

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Will County Land Use Dept		Planning	Jurisdiction
Housing Authority of Joliet		Public Housing	Jurisdiction
WILL COUNTY CENTER FOR COMMUNITY CONCERNS, INC.	Non-profit organizations	Homelessness Non-homeless special needs Ownership	Region

Table 53 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The institutional network utilized by the County jurisdictions to implement their housing strategies includes agencies and organizations from the public, private and non-profit sectors. Several of these agencies and organizations have an extensive service area and play a role throughout Will County.

Other agencies and organizations have a service area that is limited to a particular jurisdiction, and thus, would only be responsible for carrying out that particular jurisdiction's housing strategy.

Within the public sector, Will County government has one department with the lead role in the issue of affordable housing. The Will County Community Development Division of Land Use directly manages federal funds for programs such as housing rehabilitation. Activities are of good quality and delivered in both a professional and cost effective manner

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X		
Legal Assistance	X		
Mortgage Assistance	X		
Rental Assistance	X		

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Utilities Assistance	X		
Street Outreach Services			
Law Enforcement	X	X	X
Mobile Clinics	X	X	
Other Street Outreach Services	X	X	X
Supportive Services			
Alcohol & Drug Abuse	X	X	X
Child Care	X	X	X
Education	X	X	X
Employment and Employment Training	X	X	X
Healthcare	X	X	X
HIV/AIDS	X	X	X
Life Skills	X	X	X
Mental Health Counseling	X	X	X
Transportation	X	X	X
Other			

Table 54 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

Chronically homeless individuals and families and families with children: The County responds to those who become homeless through coordination with emergency shelters, domestic violence shelters, transitional housing programs, educational & legal services partners & the community. The Will County Continuum of Care (CoC) provides information and access points for emergency housing assistance to health care programs including mental health, hospitals, substance abuse treatment and health clinics. Our homelessness prevention and rapid rehousing agencies, emergency shelters, domestic violence shelters and transitional housing programs case managers and counselors explore and assess each client’s disabling conditions; referring and linking to resources for further assistance when warranted. Our emergency shelters coordinate services with the Health Department, Medical Providers and Educational partners to identify, engage, assess and comprehensively serve those who are chronically homeless or at-risk who may have special needs.

Veterans and their families: Creating new permanent housing for veterans is a CoC priority. The Midwest Shelter for Homeless Veterans is a primary provider of veterans housing and services. They operate the only VA grant and per diem housing program in DuPage County. Midwest Shelter also conducts a weekly street outreach program to identify unsheltered veterans. Clients are referred as needed to Hines

Veterans Hospital for both medical care and case management and Midwest Shelter for housing and services. The Dept. of Veterans Affairs at Hines hospital is a critical linkage providing primary medical, psychiatric, and substance abuse treatment. They visit the shelters to meet homeless veterans and explain programs and benefits. The IL Dept of Veterans Affairs helps apply for veterans benefits/entitlements such as pension, disability, etc.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

The strengths of the service delivery system are the collaborations that exist between the County, the Continuum of Care, and the faith-based and not-for-profit community. Case Managers across all these sectors connect clients to mainstream benefits and assist program participants in gaining employment, improving education/job skills, learning budgeting skills, initiating savings plans, locating stable housing & accessing medical, dental, credit, and legal help. The county also offers information on fair housing and other issues to increase successful tenancy. Improvements in data collection and reporting through the HMIS over the last five years have also resulted in the ability to make better data driven decisions in delivery of services and to document services received by homeless persons.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Home Buyer Assistance	2015	2019	Affordable Housing	Entire County covered by Urban County Fairmont Community	Affordable Housing/Home Buyer Assistance	HOME: \$200,000	Homeowner Housing Added: 40 Household Housing Unit
2	Housing Rehabilitation	2015	2019	Affordable Housing	Entire County covered by Urban County Fairmont Community	Affordable Housing/Owner-Renter Rehabilitation Non-Homeless Special Needs-Housing Rehab	CDBG: \$143,153 HOME: \$464,286	Rental units rehabilitated: 20 Household Housing Unit Homeowner Housing Rehabilitated: 40 Household Housing Unit
3	Public Housing Support	2015	2019	Affordable Housing Public Housing	Entire County covered by Urban County	New Construction/Special Need/Public Housing	HOME: \$200,000	Rental units constructed: 200000 Household Housing Unit
4	Fair Housing outreach and education	2015	2019	Affordable Housing	Entire County covered by Urban County	Affordable Housing/Fair Housing Outreach/Education	CDBG: \$125,000	Other: 100 Other
5	Continuum of Care	2015	2019	Homeless	Entire County covered by Urban County	Homeless/At-Risk-Continuum of Care Homeless/At-Risk-Homeless Services Program Homeless/At-Risk-TBRA Homeless/At-Risk-ESG	CDBG: \$80,000	Tenant-based rental assistance / Rapid Rehousing: 20 Households Assisted Homelessness Prevention: 50 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Homeless Services Program	2015	2019	Homeless	Entire County covered by Urban County	Homeless/At-Risk-Continuum of Care Homeless/At-Risk-TBRA Homeless/At-Risk-ESG Public Service	CDBG: \$895,000	Homelessness Prevention: 200 Persons Assisted
7	TBRA	2015	2019	Affordable Housing Homeless	Entire County covered by Urban County	Homeless/At-Risk-TBRA	HOME: \$386,900	Tenant-based rental assistance / Rapid Rehousing: 40 Households Assisted
8	Emergency Solution Grant	2015	2019	Homeless	Entire County covered by Urban County	Homeless/At-Risk-ESG	ESG: \$677,784	Tenant-based rental assistance / Rapid Rehousing: 100 Households Assisted
9	Special Needs Housing	2015	2019	Non-Homeless Special Needs	Entire County covered by Urban County	New Construction/Special Need/Public Housing Non-Homeless Special Needs-Social Service Agencies	HOME: \$606,116	Rental units constructed: 20 Household Housing Unit
10	Special Needs Public Service	2015	2019	Non-Housing Community Development	Entire County covered by Urban County	Non-Homeless Special Needs-Social Service Agencies Public Service	CDBG: \$157,516	Public service activities other than Low/Moderate Income Housing Benefit: 60 Persons Assisted
11	Public Improvements and Infrastructure	2015	2019	Non-Housing Community Development	Entire County covered by Urban County Fairmont Community	Community Development-Public Improvement/Infrastr	CDBG: \$3,000,000	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 1000 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
12	Public Facilities	2015	2019	Non-Housing Community Development	Entire County covered by Urban County Fairmont Community	Community Development-Public Facilities	CDBG: \$312,778	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 500 Households Assisted
13	Clearance and Removal of Blight on a Spot Basis	2015	2019	Non-Housing Community Development	Entire County covered by Urban County Fairmont Community	Community Devel-Clearance & Demolition	CDBG: \$750,000	Housing Code Enforcement/Foreclosed Property Care: 50 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
14	Revitalization	2015	2019	Non-Housing Community Development	Fairmont Community	Community Development-Revitalization	CDBG: \$1,393,282	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 10 Persons Assisted Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 100 Households Assisted Public service activities for Low/Moderate Income Housing Benefit: 50 Households Assisted Homeowner Housing Rehabilitated: 50 Household Housing Unit Buildings Demolished: 22 Buildings Housing Code Enforcement/Foreclosed Property Care: 50 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
16	Economic Development	2015	2019	Job Creation	Entire County covered by Urban County Fairmont Community	Economic Development	CDBG: \$100,000	Jobs created/retained: 200 Jobs

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
17	Program Administration	2015	2019	Coordination and Administration	Entire County covered by Urban County	Affordable Housing/Home Buyer Assistance Affordable Housing/Owner-Renter Rehabilitation New Construction/Special Need/Public Housing Affordable Housing/Fair Housing Outreach/Education Homeless/At-Risk-Continuum of Care Homeless/At-Risk-Homeless Services Program Homeless/At-Risk-TBRA Homeless/At-Risk-ESG Non-Homeless Special Needs-Housing Rehab Non-Homeless Special Needs-Social Service Agencies Community Development-Public Improvement/Infrastr Community Development-Public Facilities Community Devel-Clearance & Demolition Community Devel-	CDBG: \$1,739,182 HOME: \$206,367	Other: 1 Other
				Consolidated Plan	WILL COUNTY			124

Table 55 – Goals Summary

Goal Descriptions

1	Goal Name	Home Buyer Assistance
	Goal Description	Downpayment and closing cost assistance to expand affordable housing choice for home buyer meeting LMI income.
2	Goal Name	Housing Rehabilitation
	Goal Description	Owner and Rental housing unit rehabilitation. Emergency rehab in the Village of Bolingbrook.
3	Goal Name	Public Housing Support
	Goal Description	Support redevelopment efforts for new production or redevelopment of old units.
4	Goal Name	Fair Housing outreach and education
	Goal Description	Fair Housing Assessment and outreach, education for protected classes under the Fair Housing law
5	Goal Name	Continuum of Care
	Goal Description	Support CoC on Leadership Committee
6	Goal Name	Homeless Services Program
	Goal Description	Gap financing for at risk population

7	Goal Name	TBRA
	Goal Description	Tenant Based Rental Assistance Program
8	Goal Name	Emergency Solution Grant
	Goal Description	ESG Program
9	Goal Name	Special Needs Housing
	Goal Description	Supportive Permanent Housing for special needs persons.
10	Goal Name	Special Needs Public Service
	Goal Description	Support programs designed to fill gaps for special needs population
11	Goal Name	Public Improvements and Infrastructure
	Goal Description	Competitive application program targeted at qualified low and moderate income neighborhoods
12	Goal Name	Public Facilities
	Goal Description	Improvements to and creation of parks, neighborhood facilities and other types of facilities that benefit all residents, including low and moderate income and those in the "presumed benefit classification".
13	Goal Name	Clearance and Removal of Blight on a Spot Basis
	Goal Description	Removal and or elimination of slum and blighting conditions brought about through demolition of structures and clearance of abandoned and dilapidated structures and associated debris that leads to neighborhood disinvestment.

14	Goal Name	Revitalization
	Goal Description	Develop a comprehensive strategic plan in areas and neighborhoods displaying disinvestment from public and private sectors resulting in an overall decline of infrastructure, housing and public facilities. Plans include the use of acquisition, demolition, clearance, code enforcement, new housing construction and rehabilitation.
16	Goal Name	Economic Development
	Goal Description	Support and encourage new economic development through local and federal tax incentives such as tax abatements, Sec. 108 Loan Guarantees, and Economic Development Initiatives (EDI).
17	Goal Name	Program Administration
	Goal Description	Overall coordination and oversight of CDBG, HOME and ESG

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

It is estimated that the County will provide affordable housing options as defined above to 10 families per year over the period covered by this plan.

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

The Housing Authority completed a new Section 504 Assessment in May, 2011. The study used UFAS standards in combination with the Americans with Disabilities Act, the Illinois Accessibility Code and ANSI A117.1-2003. In cases where regulations differed, the consultant team

used the more restrictive regulation. The study found that none of the public housing communities met accessibility standards for the number of units needed. To rehabilitate

the public spaces, administration offices and private accommodations to full compliance with federal regulations is estimated to cost \$1.8 million.

At that time 106 units were brought into compliance that had not been compliant previously. Since that time HAJ began assessing its units for ADA compliance and over the next two years will begin making units compliant and available to the ADA.

Activities to Increase Resident Involvements

Chapter 19 of the HAJ Admin Plan establishes a process for applicants to present complaints and appeal decisions of the Authority. HAJ must provide applicants with the opportunity for an informal review of decisions denying:

â€ Listing on HAJ's waiting list

â€ Issuance of a voucher

â€ Participation in the program, and

â€ Assistance under portability procedures.

A request for an informal review must be received in writing by the close of the business day, no later than 10 days from the date of HAJ's notification of denial of assistance.

HAJ has adopted a Language Access Plan (LAP) to provide persons with limited English proficiency (LEP) with meaningful access to agency operated housing assistance and social service programs and activities. Persons with LEP may be entitled to free language assistance with respect to a HAJ program,

benefit, or right. Language assistance includes translation services of written messages and interpretation services of oral or spoken messages.

HAI will periodically assess client need for language assistance based on the number of requests for interpreters and/or translation, as well as the literacy skills of clients.

Is the public housing agency designated as troubled under 24 CFR part 902?

No

Plan to remove the 'troubled' designation

Not Applicable

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

1. There is a need for greater collaboration among municipalities within Will County to identify and address impediments to fair housing choice.
2. Local units of government that participate in the Urban County's entitlement grant programs may not fully understand their responsibility to affirmatively further fair
3. Some of the County's policy documents could be improved, from a fair housing perspective.
4. Public transit is limited to the County's more densely developed areas. Residents of rural townships in the southern region are especially isolated from service.
5. Evidence demonstrates that some discrimination is present in the sale and rental of housing across Will County, especially on the bases of race, familial status and
6. Will County does not have a countywide, comprehensive fair housing network that can adequately educate the public on fair housing issues, and accept and investigate fair
7. Affordable housing, public housing and Section 8 voucher holders are generally concentrated within the City of Joliet and in racially/ethnically concentrated areas of poverty.housing complaints.disability.
8. Housing, including public housing, is generally difficult for people with disabilities to find with or without reasonable accommodation.

Private Sector

1. Mortgage lending data from 2009 to 2011 suggests that minority applicants are more likely to experience loan denial or high-cost loan rates than White applicants.
2. Local rental advertisements that prohibit pets in housing may discourage people with disabilities from seeking certain units.
3. Landlords may not be receiving adequate fair housing information when entering the business or through continuing education services.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The following strategies were included in the Fair Housing Action Plan as part of the County's Analysis of Impediments to Fair Housing Choice:

- Convene a Fair Housing Summit annually among all units of local government in the County
- The County should continue to investigate the feasibility of assuming responsibility for HUD entitlement programs from the City of Joliet as it did for the City of Bolingbrook. In addition to requiring AFFH certification, the County should require fair housing training as a requirement prior to application for CDBG or HOME funds.
- The County Land Use Department should create and promote model fair housing ordinance language, focusing on the removal of barriers to affordable housing
- County should require each local unit of government recipient to provide written annual reports explaining how the municipality carried out its AFFH obligations.
- The County should strengthen its Urban County opt-in agreement to require participating communities to have a fair housing ordinance in place before receipt of CDBG funding will be approved.
- The County should adopt a policy of refusing to grant CDBG or HOME funds to municipalities that are determined to be engaging in unlawful discrimination,
- The County should enhance its www.WillFindHousing.org website to include a strong fair housing component. General information on fair housing; examples of discriminatory actions; how to file a complaint; how to contact HUD, the Illinois Department of Human Rights, and the South Suburban Housing Center; etc. should be provided. The County should adopt a fair housing ordinance and create a fair housing commission.
- The County should allocate 0.5%-1.0% of its annual CDBG allocation for pure fair housing activities such as education, outreach, enforcement and testing.
- The County should initiate a rental housing inspection program in the Urban County to upgrade and preserve the rental housing stock,

SP-60 Homelessness Strategy – 91.215(d)

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

Outreach, according to HUD, is “the initial and most critical step in connecting or reconnecting a homeless person to needed health, mental health, recovery, social welfare, and housing services.

Outreach is viewed as a process rather than an outcome, with a focus on establishing rapport and a goal of eventually engaging homeless persons into accepting services and housing. It is first and foremost a process of relationship-building. Outreach and assessment occurs once a person/family is identified/contacted through the outreach process, then the entity/organization determines the immediate service and housing needs of the person(s).

Various outreach efforts are being offered in the County including but not limited to:

- The PATH program operated by the Will County Health Dept. and an outreach program with 2 workers to engage severely mentally ill persons on the streets or other places not meant for human habitation.
- MorningStar Mission hosts multi-agency events for homeless persons who are referred and invited by providers and the police department.
- Catholic Charity hosts Job Fairs, Mobile Dental Units, public showers, etc.
- Two high-volume soup kitchens record data in HMIS. Homeless persons are referred to CoC staff directly for services.
- Education through forums, local meetings, and resource materials are provided to law enforcement agencies, service providers, local governments, faith-based organizations, and school district homeless liaisons throughout the county.
- The CoC has also established a Consumer Committee to assist with outreach efforts.

Addressing the emergency and transitional housing needs of homeless persons

Many of the shelters provide services that lead to transitional housing opportunities including but not limited to:

- Case management services to assist homeless persons, including chronically homeless individuals and families, to make the transition to permanent housing.
- Counseling is provided to the heads of the households to improve their incomes, either through employment or referrals to state and federal agencies to supplement their income and/or to

address their disabilities. Referrals to programs such as Medicaid, food stamps, veterans' health benefits, disability, social security, etc.

- Referrals of the disabled, homeless individuals and families to permanent supportive housing programs.
- The newly implemented Coordinated Assessment Tool offers a “no wrong door” approach by uniformly assessing each client in locating suitable housing that they can continue to live in upon discharge.
- Veterans are referred to the VA Center in Joliet, veterans' housing choices, and the VASH supportive housing vouchers.
- The newly implemented Coordinated Assessment Tool offers a “no wrong door” approach by uniformly assessing each client in locating suitable housing that they can continue to live in upon discharge.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

- No unaccompanied youth were identified in the last two Point In Time counts.
- The CoC participates in the Child and Adolescent Local Area Network (LAN) #49 that coordinates efforts of providers serving children and adolescents. A “wraparound process” is engaged to address all the needs of youth and provide crisis prevention/response individually.
- Aunt Martha's Youth Service Center offers public education, provider training, case management, referral and linkage, transportation assistance, housing search and placement, consumer education, budget counseling, and cash assistance for qualified homeless youth aged 18-24.
- Aunt Martha's works directly with the Illinois Department of Children and Family Services to provide services when a ward of the state has been identified aged 16-17. The Illinois Department of Healthcare and Family Services (HFS) contracts screening, assessment, and support service (SASS) agencies for youth that may be in need of mental health services, provided through the Will County Health Department.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

The CoC is has recently developed a Coordinated Assessment Tool which includes a process of developing a system-wide HMIS report that can be used also for individual projects that will calculate recidivism rates according to household characteristics, to determine any patterns or commonalities among households returning to homelessness. This will help to further evaluate project performance as well as help define any particular populations with gaps in services that need to be addressed. Until the report is developed, CoC staff will pull individualized reports from the System Administrator level with anonymous data to monitor projects and provide technical assistance for reducing recidivism for those exiting the projects to determine whether the extent of services, improper targeting, connection to other resources, etc. needs to be improved.

SP-65 Lead based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

Rental Housing:

Lead-Safe Housing Registry

A Lead-Safe Housing Registry, developed during previous lead-hazard grant programs, has continued to be maintained by Will County Center for Community Concerns (WCCCC). This registry gives the community an opportunity to identify affordable, lead-free homes, and an opportunity for landlords to market rental units that have been made lead-free. The registry is updated regularly and is available in English and Spanish on WCCCC web site at <http://www.wcccc.net/lshr.asp>, making the Registry available to as large a population base as possible.

How are the actions listed above related to the extent of lead poisoning and hazards?

While the County has been both an applicant and a recipient of two Lead Hazard Control Program grants over the past 7 years, the County has failed to have been awarded funding in the past two funding cycles. Since the majority of zip codes having the highest rate of incidents of LBP are located within the jurisdiction of Joliet, the County is limited to take any further action in addressing this matter since there are insufficient funds available to do so.

How are the actions listed above integrated into housing policies and procedures?

Examples of how the County integrates its Lead-Based Paint policy into our housing policy can be shown if an owner occupied rehabilitated home tests positive for lead. The following procedures are in place and are applied:

Lead Hazard Control Intervention

All lead hazard evaluation and control work will be conducted in compliance with HUD's Lead Safe Housing Rule, the current HUD Guidelines for the Evaluation and Control of Lead- Based Paint Hazards in Housing and applicable federal, state and local regulations. This includes, but is not limited to, the EPA's Renovation Repair and Painting Rule. Certified Will County Center for Community Concerns (WCCCC) staff are on site to ensure these standards are followed and that prohibited practices are not utilized. It is the responsibility of the lead contractor to ensure work is performed by certified employees, or by a certified sub-contractor. All contractors are notified that they must be EPA RRP certified and be in compliance with EPA RRP rules and HUD Lead-Safe Housing Rules. All contractors and subcontractors are required to meet the proper insurance and license requirements. All contractors are required to provide WCCCC with evidence of certifications and continuing education of their staff to perform work.

On-site inspection by certified WCCCC field staff will ensure lead safe work procedures are being followed.

Through this holistic approach, the residents will experience the least inconvenience, the costs will be contained by not requiring multiple start-ups for construction, and all identified needs will be addressed.

Temporary Relocation

Concern for occupant's health and safety is WCCCC's priority while mitigating lead hazards in their homes. Depending on the level of lead hazard control activities to be performed, the occupants may be required to leave their home for the day or be temporarily relocated at a local motel.

Occupant Protection Measures

When the family can remain in place during construction, measures will be taken to protect them from exposure to the work area.

Clearance Examinations

Within 24 hours of notification that work is complete, the unit will receive clearance testing by a WCCCC licensed risk assessor. In-progress inspections and final inspections will be conducted by one of WCCCC's licensed risk assessor/inspectors to ensure that the quality of workmanship meets all federal regulations as well as WCCCC's standards. In the case of failed clearance, the contractor completing the work is responsible for all additional costs to clear the unit.

SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

With such a low level of income, the method to reduce the number of families living below the poverty line is to create additional employment opportunities within a community.

Education and Training

A prerequisite for a higher paying job to move families above the poverty level is the appropriate education and/or job training. Within the metropolitan area there are numerous organizations that provide education, vocational training, and job training. For example, the **Will County Workforce Investment Board** partners with training providers, and service providers to bring together academic, vocational and social services with job training. A variety of services for employers are offered, including assistance with recruiting, assessment, tax credits, and lay-off services. Educational institutions also provide a substantial amount of workforce education and training.

Financial Literacy

Increasing the ability of low- and moderate-income families to maximize the income they receive is also important. At least two HUD Certified Counseling agencies offer programs that work to improve citizen's financial literacy and money management skills. Free classes are provided at Catholic Charities Daybreak Shelter in Joliet Office. The Out of Poverty class takes the participant through 10 sessions for a six or ten week course. The objective of this class is to help participants improve their prospects for a more prosperous future. At graduation, the participant should have the necessary tools and techniques to help them work against hunger, homelessness, unemployment and low self-esteem.

The **Workforce Investment Board** works with other social providers to inform residents of the Earned Income Tax Credit (EITC), The Workforce Board also works with Employers to access the **EDGE** program (Economic Development for Growing Economy Tax Credit Program) and the **WOTC** (Work Opportunity Tax Credit) program.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

The County's Housing Plan as presented in this document provides several opportunities to expand both rental and owner affordable housing units and availability.

- Starting with the CDBG program, the funding of the Homeless Services Program gives an added tool for persons and families experiencing or on the verge of becoming homeless. This program leverages CSBG funds from the State of Illinois and links to the HSP at the Will County Center for Community Concerns.
- CDBG also provides the administrative funding for the annual preparation of the CoC NOFA.
- The CoC's annual plan targets expansion of Permanent Supportive Housing opportunities for chronic homeless, who are at or below the poverty level.
- Under the HOME program, the Housing Plan calls for renewal of the TBRA program targeting specific poverty level population.
- Under The Rental Rehabilitation program, the County proposes to use Home funds to extent and expand the availability of affordable rental units to persons with special needs.
- Home funds are also used to expand rental housing opportunities to seniors with fixed income.

SP-80 Monitoring – 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

Will County is responsible for compliance with the HOME, CDBG, and ESG programs in its own program activities and in the activities of all other entities to which it disburses these funds— subrecipients, contractors, and developers (including HOME CHDOs). The County’s monitoring standards and procedures are developed to comply with the applicable federal requirements and to ensure procedures are being executed consistently in the administration of HOME, CDBG, and ESG funded activities. Following the procedures and standards outlined in this section ensures compliance with the comprehensive planning

Components of Monitoring:

1. **Project/Program Implementation Monitoring**

- **Program monitoring** assesses the overall performance and operation of the program and helps the County assess if its programs and activities are carried out effectively and in compliance with federal program rules. Subrecipients and contractors that administer all or a portion of the County’s program (such as a subrecipient that carries out a downpayment assistance program) are subject to program monitoring.
- **Activity-specific and project monitoring** assesses compliance with requirements related to specific HOME, CDBG, or ESG activities and projects (such as specific homebuyer or rental development projects). Non-profit and for-profit developers (including HOME CHDOs) that undertake specific projects or activities that are subject to project monitoring.

2. **Long-term Monitoring** assesses whether any long-term requirements are being met. For instance, HOME-assisted rental and homeownership projects must comply with HOME’s long-term affordability requirements (rent restrictions, income limits, and property standards) during the period of affordability.

3. **Monitoring Follow-up** provides an opportunity for communicating with funded entities on the overall performance and operation of the program/project in addition to documenting progress.

4. **Risk Assessment** evaluates all the County’s funded activities and funded partners in order to identify those areas of program implementation or administration that put the County most at risk of noncompliance.

Expected Resources

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

Introduction

Based on a 5% cut in funds the County projects the following anticipated resources as indicated in the following table.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,894,108	15,000	110,006	2,019,114	6,676,797	CDBG Funds will be used to support community development projects and moderate income neighborhoods. Programs include neighborhood public services and improvement.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	396,646	0	269,019	665,665	1,398,004	HOME funds will be used to develop affordable housing for low-income new construction, rehab, TBRA, and homebuyer assistance.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	137,784	0	0	137,784	540,000	ESG funds will be used to assist homeless individuals with shelter and rehousing services.

Table 56 - Expected Resources – Priority Table

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 CDBG Program regulations do not require matching funds. The County, however, requires that CDBG funded neighborhood investment projects including road, sewer, sidewalk, tree removal, and other infrastructure improvements provide at least administrative and engineering

professional service leveraging on the part of the applicant for a project to be eligible. Additional points are awarded in the application process for providing additional leveraging. A funding request will most likely not be approved unless it can either be phased in over several application cycles, or usually not exceed \$400,000 in order to provide assistance to additional community residents. The County does not require CDBG funded public service activities for non-profit agencies to provide additional leveraging or match, however additional points are awarded during the application process, if such leveraging is provided.

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.

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 publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

N/A

Discussion

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Housing Rehabilitation	2015	2019	Affordable Housing	Entire County covered by Urban County Fairmont Community	Affordable Housing/Owner-Renter Rehabilitation	CDBG: \$35,000 HOME: \$239,990	Homeowner Housing Rehabilitated: 26 Household Housing Unit
2	Public Improvements and Infrastructure	2015	2019	Non-Housing Community Development	Entire County covered by Urban County Fairmont Community	Community Development-Public Improvement/Infrastr	CDBG: \$1,009,929	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 1119 Households Assisted
3	Special Needs Public Service	2015	2019	Non-Housing Community Development	Entire County covered by Urban County	Public Service	CDBG: \$92,700	Public service activities other than Low/Moderate Income Housing Benefit: 232 Persons Assisted
4	Homeless Services Program	2015	2019	Homeless	Entire County covered by Urban County	Homeless/At-Risk-Homeless Services Program	CDBG: \$203,604	Homelessness Prevention: 400 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Revitalization	2015	2019	Non-Housing Community Development	Fairmont Community	Community Development-Revitalization	CDBG: \$154,500	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 210 Households Assisted
6	Clearance and Removal of Blight on a Spot Basis	2015	2019	Non-Housing Community Development	Entire County covered by Urban County Fairmont Community	Community Development-Clearance & Demolition	CDBG: \$154,500	Housing Code Enforcement/Foreclosed Property Care: 12 Household Housing Unit
7	Special Needs Housing	2015	2019	Non-Homeless Special Needs	Entire County covered by Urban County	New Construction/Special Need/Public Housing Homeless/At-Risk-Homeless Services Program	HOME: \$283,010	Rental units constructed: 56 Household Housing Unit
8	TBRA	2015	2019	Affordable Housing Homeless	Entire County covered by Urban County	Homeless/At-Risk-TBRA	HOME: \$103,000	Tenant-based rental assistance / Rapid Rehousing: 5 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
9	Program Administration	2015	2019	Coordination and Administration	Entire County covered by Urban County Fairmont Community	Affordable Housing/Fair Housing Outreach/Education Homeless/At-Risk-Continuum of Care Homeless/At-Risk-Homeless Services Program Community Development-Public Improvement/Infrastr Community Development-Public Facilities Community Devel-Clearance & Demolition Community Devel-Revitalization Public Service Economic Development	CDBG: \$368,881 HOME: \$39,665	Other: 4 Other
10	Emergency Solution Grant	2015	2019	Homeless	Entire County covered by Urban County	Homeless/At-Risk-ESG	ESG: \$137,784	Homelessness Prevention: 50 Persons Assisted

Table 57 – Goals Summary

Goal Descriptions

1	Goal Name	Housing Rehabilitation
	Goal Description	Owner and Renter Unit rehabilitation under both CDBG and HOME.
2	Goal Name	Public Improvements and Infrastructure
	Goal Description	Public Improvements to Communities within the Urban County.
3	Goal Name	Special Needs Public Service
	Goal Description	Public Services funded to community organizations under the 15% Public Service Cap.
4	Goal Name	Homeless Services Program
	Goal Description	Homeless Services administered through the Continuum of Care and via the Will County Center for Community Concerns.
5	Goal Name	Revitalization
	Goal Description	Various public improvement and housing initiatives in the Fairmont community.
6	Goal Name	Clearance and Removal of Blight on a Spot Basis
	Goal Description	County-wide clearance and demolition of abandoned structures and vacant lots that are contributing to blighting conditions on a spot basis.
7	Goal Name	Special Needs Housing
	Goal Description	Special needs housing allocated on a competitive basis to private and not for profit developers of affordable housing.
8	Goal Name	TBRA
	Goal Description	TBRA allocated to at-risk or homeless persons/families exiting other transitional housing options.
9	Goal Name	Program Administration
	Goal Description	Overall program administration and oversight for the CDBG, HOME and ESG Programs.
10	Goal Name	Emergency Solution Grant
	Goal Description	Funds allocated via the Will County Continuum of Care to the administering agency in order to accomplish the goals of this plan and in compliance with program regulations.

Projects

AP-35 Projects – 91.220(d)

Introduction

These are the projects the County will undertake for Program Year 2015 for the CDBG, HOME, and ESG programs.

Projects

#	Project Name
1	Homer Township-2015
2	Emergency Home Repair
3	Bolingbrook Infrastructure
4	Rockdale Ditch and Storm Sewer
5	University Park - Sanitary Sewer and Drainage
6	Catholic Charities -2015
7	Cornerstone Services -Career Services for Special Needs
8	Community Service Housing and Finance Counseling
9	Bolingbrook Emergency Assistance 2015
10	Homeless Services - HMIS Match 2015
11	Shawnita Water connections
12	Fairmont drainage and flooding
13	Demolition and Clearnace 2015
14	IEPA Debt Service
15	CASA 2015
16	Homeless Services Admin
17	ADMIN 2015
18	Easter Seal Rehab
19	Cornerstone New Construction
20	Alden - New Lenox Horizon Senior Living
21	WCCCC Owner Occupied Rehab Program
22	WCCCC - TBRA
23	HOME Admin.
24	WCCCC - ESG

Table 58 – Project Information

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

The allocation priorities were established through an online survey, hard copy survey disseminated through local public service agencies, public hearings, and follow-up meetings with citizens and stakeholders. Obstacles to addressing underserved needs would be finding more local, state, and federal funding to accomplish more activities and projects with LMI persons and households.

AP-38 Project Summary
Project Summary Information

1	Project Name	Homer Township-2015
	Target Area	Entire County covered by Urban County
	Goals Supported	Public Improvements and Infrastructure
	Needs Addressed	Community Development-Public Improvement/Infrastr
	Funding	CDBG: \$183,340
	Description	Water main replacement. Project direct impact to 34 homes, 221 indirectly served
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
2	Project Name	Emergency Home Repair
	Target Area	Entire County covered by Urban County
	Goals Supported	Housing Rehabilitation
	Needs Addressed	Affordable Housing/Owner-Renter Rehabilitation
	Funding	CDBG: \$35,000
	Description	Home Repairs for low to moderate income clients for items that pose an immediate health/safety threat. Project direct impact, Homes for which repairs are requested, # of homes TBD
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	This project is set up for emergency situations, so the numbers of families impacted is to be determined but grow to 5.
	Location Description	
	Planned Activities	
3	Project Name	Bolingbrook Infrastructure
	Target Area	Entire County covered by Urban County

	Goals Supported	Public Improvements and Infrastructure
	Needs Addressed	Community Development-Public Improvement/Infrastr
	Funding	CDBG: \$214,329
	Description	Infrastructure improvements such as: street resurfacing, street lights, and sidewalks will be implemented in eligible census tracts.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	200 low-income families will be impacted by this project.
	Location Description	
	Planned Activities	
4	Project Name	Rockdale Ditch and Storm Sewer
	Target Area	Entire County covered by Urban County
	Goals Supported	Public Improvements and Infrastructure
	Needs Addressed	Community Development-Public Improvement/Infrastr
	Funding	CDBG: \$116,390
	Description	The proposed project includes the proposal to address overall Village water supply quality by investing in new water supply treatment equipment at the two primary wells in the Village. The project also includes the construction of water main replacements on several Village streets: Meadow Avenue and Jewett Street. These areas are suffering from continuous water main breaks and/or a lack of adequate water main capacity which has an impact on the overall reliability of the water supply system. Also, the project will include the installation of several fire hydrants and valves to allow the water supply system to be properly isolated and/or flushed to meet good operating practices.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	546 households are estimated to be impacted by this project.
	Location Description	

	Planned Activities	
5	Project Name	University Park - Sanitary Sewer and Drainage
	Target Area	Entire County covered by Urban County
	Goals Supported	Public Improvements and Infrastructure
	Needs Addressed	Community Development-Public Improvement/Infrastr
	Funding	CDBG: \$174,870
	Description	This activity shall consist of removing and replacing the existing 15-inch sewer along the center of Sandra drive, as well as five 10-inch laterals, with new 18- inch RCCP pipe and 12 inch laterals respectively. The cost estimate also include incidental cost of the activity such as full-depth pavement removal, hot-mix asphalt, trench backfill, erosion control protection measures, and any associated curb and gutter removal and replacement. This activity shall consist of adjustments or reconstructions of six drainage structures, including 4 storm inlets and 2 storm basins.This activity shall include the removal and replacement of an existing manhole on Sandra Drive with a closed-lid structure. The cost estimate includes the cost of removing the manhole to maintain flow, as well as the replacement of the structure. This activity shall include the sliplining of the 18-inch storm sewer pipe along the west side of Blackhawk Drive. The cost estimate includes the cost of sliplining, dewatering, and mobilization for approximately 315 feet of storm sewer.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	60 Households will be impacted by this project
	Location Description	
	Planned Activities	
6	Project Name	Catholic Charities -2015
	Target Area	Entire County covered by Urban County
	Goals Supported	Special Needs Public Service
	Needs Addressed	Public Service
	Funding	CDBG: \$24,720
	Description	Part time bi-lingual intake coordinator

	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	150 hispanic/latino individuals will benefit
	Location Description	
	Planned Activities	
7	Project Name	Cornerstone Services -Career Services for Special Needs
	Target Area	Entire County covered by Urban County
	Goals Supported	Special Needs Public Service
	Needs Addressed	Non-Homeless Special Needs-Social Service Agencies
	Funding	CDBG: \$30,900
	Description	The proposed project will provide community based employment services for adults with disabilities. Services provided will include: assessment, job try outs, benefits counseling, employee development, job placement, and job retention.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	10 individuals will be served.
	Location Description	
	Planned Activities	
8	Project Name	Community Service Housing and Finance Counseling
	Target Area	Entire County covered by Urban County
	Goals Supported	Special Needs Public Service
	Needs Addressed	Non-Homeless Special Needs-Social Service Agencies
	Funding	CDBG: \$37,080
	Description	The use of CDBG funds in the area of pre-purchase and foreclosure prevention counseling. To prepare homebuyers to also homeowners and assist current homeowners with staying in their homes.
	Target Date	

	Estimate the number and type of families that will benefit from the proposed activities	72 Clients to be served by this activity.
	Location Description	
	Planned Activities	
9	Project Name	Bolingbrook Emergency Assistance 2015
	Target Area	Entire County covered by Urban County
	Goals Supported	Homeless Services Program
	Needs Addressed	Homeless/At-Risk-Homeless Services Program
	Funding	CDBG: \$2,060
	Description	A community wide project designed to prevent eligible low to moderate income Bolingbrook residents, who may have lost their housing due to some financial, medical, or personal conflict, emergency from becoming homeless.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	The Village anticipates assistance to be provided for up to 4 families.
	Location Description	
	Planned Activities	
10	Project Name	Homeless Services - HMIS Match 2015
	Target Area	Entire County covered by Urban County
	Goals Supported	Homeless Services Program
	Needs Addressed	Homeless/At-Risk-Continuum of Care Homeless/At-Risk-Homeless Services Program
	Funding	CDBG: \$201,544
	Description	ADMINISTER HOMELESS SERVICES PROGRAM BY PROVIDING CASE MANAGEMENT AND OVERSIGHT IN DELIVERING DIRECT CLIENT SERVICES TO HOMELESS PERSONS
	Target Date	

	Estimate the number and type of families that will benefit from the proposed activities	400 individuals are typically assisted through these activities
	Location Description	
	Planned Activities	
11	Project Name	Shawnita Water connections
	Target Area	Entire County covered by Urban County
	Goals Supported	Public Improvements and Infrastructure
	Needs Addressed	Community Development-Public Improvement/Infrastr
	Funding	CDBG: \$206,000
	Description	THIS ACTIVITY PROVIDES FUNDS FOR THE ENGINEERING DESIGN/CONSTRUCTION TO UPGRADE THE WATER/SEWER INFRASTRUCTURE FOR THE SHAWNITA WATER DISTRICT.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	36 households will be positively impacted by this activity
	Location Description	
	Planned Activities	
12	Project Name	Fairmont drainage and flooding
	Target Area	Fairmont Community
	Goals Supported	Public Improvements and Infrastructure Revitalization
	Needs Addressed	Community Development-Public Improvement/Infrastr
	Funding	CDBG: \$154,500
	Description	Flooding significantly impacting several areas outside of the designated flood plain areas. Poor drainage and inadequate storm water facilities exist. This project will strategically target addressing these needs in the Fairmont area.
	Target Date	

	Estimate the number and type of families that will benefit from the proposed activities	210 households will be impacted
	Location Description	
	Planned Activities	
13	Project Name	Demolition and Clearnace 2015
	Target Area	Entire County covered by Urban County Fairmont Community
	Goals Supported	Clearance and Removal of Blight on a Spot Basis
	Needs Addressed	Community Devel-Clearance & Demolition
	Funding	CDBG: \$154,500
	Description	CLEARANCE & DEMOLITION OF VACANT ABANDONES HOUSING UNITS AND RELATED STRUCTURES WHICH HAVE BEEN CAUSING BLIGHTING CONDITIONS ON A SPOT BASIS
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	12 properties will be demolished for removal of blight on a spot basis.
	Location Description	
	Planned Activities	
14	Project Name	IEPA Debt Service
	Target Area	Entire County covered by Urban County
	Goals Supported	Public Improvements and Infrastructure
	Needs Addressed	Community Development-Public Improvement/Infrastr
	Funding	CDBG: \$115,000
	Description	The IEPA added loan funds to help fund ENGINEERING DESIGN/CONSTRUCTION TO UPGRADE THE WATER/SEWER INFRASTRUCTURE FOR A PROJECT THAT WILL IMPACT THE RIDGEWOOD COMMUNITY IN UNINCORPORATED JOLIET TWP.
	Target Date	

	Estimate the number and type of families that will benefit from the proposed activities	56 low income families will be impacted by this activity.
	Location Description	
	Planned Activities	
15	Project Name	CASA 2015
	Target Area	Entire County covered by Urban County
	Goals Supported	Program Administration
	Needs Addressed	Non-Homeless Special Needs-Social Service Agencies
	Funding	CDBG: \$10,000
	Description	This project will fund new advocates for 60-120 abused/neglected children in the Will County court system.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	This project will fund new advocates for 60-120 abused/neglected children in the Will County court system.
	Location Description	
	Planned Activities	
16	Project Name	Homeless Services Admin
	Target Area	Entire County covered by Urban County
	Goals Supported	Program Administration
	Needs Addressed	Public Service
	Funding	CDBG: \$16,000
	Description	PROGRAM ADMINISTRATION, PLANNING, AND OVERSIGHT OF THE HOMELESS SERVICES PROGRAM FOR WILL COUNTY CENTER FOR COMMUNITY CONCERNS
	Target Date	

	Estimate the number and type of families that will benefit from the proposed activities	400 individuals will benefit from the Homeless services activity
	Location Description	
	Planned Activities	
17	Project Name	ADMIN 2015
	Target Area	Entire County covered by Urban County Fairmont Community
	Goals Supported	Program Administration
	Needs Addressed	Affordable Housing/Home Buyer Assistance Affordable Housing/Owner-Renter Rehabilitation New Construction/Special Need/Public Housing Affordable Housing/Fair Housing Outreach/Education Non-Homeless Special Needs-Social Service Agencies Community Development-Public Improvement/Infrastr Community Development-Public Facilities Community Devel-Clearance & Demolition Public Service Economic Development
	Funding	CDBG: \$342,881
	Description	PROGRAM ADMINISTRATION, PLANNING, AND OVERSIGHT OF THE CDBG PROGRAM FOR WILL COUNTY
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	Not applicable
	Location Description	
	Planned Activities	
18	Project Name	Easter Seal Rehab
	Target Area	Entire County covered by Urban County
	Goals Supported	Housing Rehabilitation

	Needs Addressed	Affordable Housing/Owner-Renter Rehabilitation
	Funding	HOME: \$132,870
	Description	The organization now has 12 locations and is requesting HOME funds for improvements (rehabilitation) of 3 locations that have identified structural, systems, accessibility, or life-safety needs. These 3 locations are home to 16 residents who receive supports from Easter Seals staff to live as independently as possible in the community.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	All 16 residents are low income; all have identified developmental disabilities some of whom are non-ambulatory.
	Location Description	The properties to be rehabilitated through Easter Seals are group homes located at 110 Keuka, Joliet; 2451 Red Oak Trail, Crest Hill; and 2453 Red Oak Trail, Crest Hill.
	Planned Activities	
19	Project Name	Cornerstone New Construction
	Target Area	Entire County covered by Urban County
	Goals Supported	Special Needs Housing
	Needs Addressed	New Construction/Special Need/Public Housing
	Funding	HOME: \$206,000
	Description	Funds will be used for the construction of an apartment building consisting of three (3) two-bedroom units to be occupied by LMI adults with disabilities.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	This project will serve six LMI individuals with developmental disabilities.
	Location Description	This project shall be located on Elizabeth Court in Crest Hill, IL.
	Planned Activities	
20	Project Name	Alden - New Lenox Horizon Senior Living
	Target Area	Entire County covered by Urban County

	Goals Supported	Special Needs Housing
	Needs Addressed	New Construction/Special Need/Public Housing
	Funding	HOME: \$77,010
	Description	New Lenox Horizon will be a 53 unit living community for seniors age 62 and older.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	New Lenox Horizon will be a 53 unit living community. Fifty-two (52) of those unit will be for for seniors age 62 and older. There will be 39 one-bedroom and 14 two-bedroom units. The developer estimates 52 LMI households benefitting from this project.
	Location Description	The project shall be located on the northwest corner of Otto Drive and Cedar Road in New Lenox, IL.
	Planned Activities	
21	Project Name	WCCCC Owner Occupied Rehab Program
	Target Area	Entire County covered by Urban County
	Goals Supported	Housing Rehabilitation
	Needs Addressed	Affordable Housing/Owner-Renter Rehabilitation
	Funding	HOME: \$107,120
	Description	Will County Center for Community Concerns proposes the funding of HOME dollars for the rehabilitation of deteriorating Will County housing stock occupied by low to moderate income households.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	WCCCC estimates this assistance shall impact 5 low to moderate income households.
	Location Description	
	Planned Activities	
22	Project Name	WCCCC - TBRA
	Target Area	Entire County covered by Urban County
	Goals Supported	TBRA
	Needs Addressed	Homeless/At-Risk-TBRA

	Funding	HOME: \$103,000
	Description	Will County Center for Community Concerns proposes the funding of HOME dollars for a tenant based rental assistance program for low to moderate income households.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	WCCCC estimates this program shall impact up to 5 households.
	Location Description	
	Planned Activities	
23	Project Name	HOME Admin.
	Target Area	Entire County covered by Urban County Fairmont Community
	Goals Supported	Program Administration
	Needs Addressed	Affordable Housing/Home Buyer Assistance Affordable Housing/Owner-Renter Rehabilitation
	Funding	HOME: \$39,665
	Description	PROGRAM ADMINISTRATION, PLANNING, AND OVERSIGHT OF THE HOME PROGRAM FOR WILL COUNTY
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
24	Project Name	WCCCC - ESG
	Target Area	Entire County covered by Urban County Fairmont Community
	Goals Supported	Emergency Solution Grant
	Needs Addressed	Homeless/At-Risk-ESG

Funding	ESG: \$137,784
Description	This activity shall assist in homeless prevention and assistance with the Will County Center for Community Concerns organization.
Target Date	9/30/2016
Estimate the number and type of families that will benefit from the proposed activities	WCCCC estimates that this funding shall impact 50 LMI persons.
Location Description	County Wide
Planned Activities	Funding in accordance with program regulations and County ESG Policy Guide

AP-50 Geographic Distribution – 91.220(f)

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

CDBG funds are both set aside for specific activity/projects based on the particular area of need. This non-competitive process targets both the Fairmont area and other neighborhoods throughout the County that demonstrate decay and blighting conditions. Other areas include locations that were awarded funds through the competitive application process include:

- Village of Bolingbrook
- Village of Rockdale
- Village of University Park

HOME Funds are distributed by a set aside for TBRA, and Housing Rehab.

Competitive applications were awarded to developers/agencies for new rental construction in New Lenox and Shorewood.

- Joliet Township
- Plainfield Township
- Homer Township

Geographic Distribution

Target Area	Percentage of Funds
Entire County covered by Urban County	99
Fairmont Community	1

Table 59 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Projects are allocated geographically in response to an open application process and based primarily in response to community needs brought about by the public hearing and citizen participation plans of the County at large. Other projects are allocated to target specific low and moderate income neighborhoods or to provide housing and community development improvements known to be long standing problems within these selected areas.

Discussion

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

Will County will utilize CDBG, HOME and ESG funds to support a wide range of activities and projects that expand the existing housing stock, construct new rental units and provide rental assistance to the most needy in our community

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	0
Special-Needs	0
Total	0

Table 60 - One Year Goals for Affordable Housing by Support Requirement

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

Table 61 - One Year Goals for Affordable Housing by Support Type

Discussion

AP-60 Public Housing – 91.220(h)

Introduction

The Housing Authority of Joliet is the public housing agency that serves the City of Joliet and Will County. The mission of the Housing Authority of Joliet is: "To create strong, sustainable, inclusive communities and quality affordable homes for all; strengthen the housing market to bolster the economy and protect consumers; meet the need for quality affordable rental homes by utilizing housing as a platform for improving quality of life; build inclusive and sustainable communities free from discrimination; and transform the way we do business."

The Housing Authority of Joliet owns and operates 7 public housing communities. There are a total of 991 housing units in the public housing communities. Roughly two thirds of the public housing units are reserved for the elderly.

In addition, the Housing Authority administers 1,190 Housing Choice Vouchers for low- to moderate-income households for rental units in the City and surrounding region. There are 268 Family Unification Program Vouchers and 388 Disabled Vouchers included in that total.

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

The Housing Authority of Joliet's strategies for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year include:

- Working with the County and City to assist in the redevelopment of Displains Garden and the new Waters Edge complex;
- Working with the County and City to assist in redevelopment of Evergreen Terrace housing development;
- Working with the Hawthorne Lakes Development in Frankfort through the coordination of Project Based Vouchers;
- Working with the County and other developers receiving LIHTC located in the County that require the allocation of HCV and PBV

All strategies were developed to address the shortage of affordable housing for all eligible populations in the area. Strategies can be affected by funding constraints; staffing constraints; limited availability of sites for assisted housing; extent to which particular housing needs are met by other organizations in the community; evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA; influence of the housing market on PHA programs; community priorities regarding housing assistance; and results of consultation with local or state government

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

The Housing Authority of Joliet encourages residents of its public housing communities to organize community groups to become more involved in housing management. Neighborhood crime watch groups are encouraged and assistance is needed to ensure the safety of residents. Additionally, the PHA schedules regular meetings at public housing sites to discuss needs and concerns. Voucher holders are also encouraged to participate in regular PHA meetings.

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

N/A

Discussion

N/A

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

Introduction

The County plays a lead role on the Leadership Committee of the CoC and plans on setting aside CDBG funds annually for the Homeless Services Program and Continuum Administrative costs associated with the development of the annual submission for Homeless funding under the Hearth Act. In addition, the County will fund programs that will address the immediate and long range goals of the Continuum through the following:

- ESG and TBRA
- Rental Rehab
- New Special Needs Construction

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The County will work with the City of Joliet and with providers whose shelters are at capacity, to find shelter for the unsheltered in the form of emergency and transitional housing through TBRA, ESG and the Homeless Services Program.

The Sheltered Homeless are those in an emergency shelter, in transitional housing, or exiting an institution where they temporarily resided lacking a fixed nighttime residence. People will be considered homeless if they are exiting an institution where they resided for up to 90 days (it was previously 30 days), and people who are losing their primary nighttime residence which may be a motel, hotel, or a doubled up situation within 14 days and lack resources or support networks to remain housed. The County will refer homeless providers to groups that can offer permanent housing solutions for the homeless and chronically homeless. Also referrals will be made to the Will County Center for Community Concerns Homeless Services Program funded with CDBG.

Addressing the emergency shelter and transitional housing needs of homeless persons

Again, the County will work through the Continuum to identify gaps in funding and be responsive to filling gaps identified, if funding resources are or become available.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals

and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The County will support the efforts of local agencies that provide transitional housing for Veterans and their families, families with children and families that are victims of domestic violence, and individuals dealing with mental health or substance abuse problems, to move them into more permanent housing solutions. The County will also assist by matching homeless service providers with other supportive services that can help their clients to become self-sufficient.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

The County will support the efforts of local agencies that provide assistance to families and individuals in transitional situations and will refer residents to the County funded Homeless Services or ESG programs that serve those at- risk of becoming homeless to the Will County Center or other agencies for help with financial literacy counseling, emergency rent/mortgage or utility payments, and job training so that they can remain self-sufficient and avoid homelessness.

Discussion

N/A

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

In 2012 the County completed an Analysis of Impediments to Fair Housing Choice as required by HUD. This document was the product of an analysis of the County's (as well as Municipalities that comprise the Urban County) laws, regulations, and administrative policies, procedures, and practices affecting the location, availability, and accessibility of housing, as well as an assessment of conditions, both public and private, affecting fair housing choice.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

Among the several components of the County's Fair Housing Plan to mitigate some of the identified impediments, the following actions will be included in the Action Plan for FY 2015 as follows:

- Comply with the new Fair Housing Assessment Process when the guidance has been finalized;
- Work with regional fair housing advocacy groups such as South Suburban Housing Center and Hope Fair Housing Center to identify known gaps in fair housing education and outreach to renters and landlords to establish a dialogue pertaining to fair housing issues;
- Work with local media to remedy possible fair housing publication violations pertaining to advertisement of rental units;
- Work to re-establish the Willfindhousing.org website.

Discussion:

N/A

AP-85 Other Actions – 91.220(k)

Introduction:

The County continues to consistently implement the following actions which addresses obstacles to meeting underserved needs, fosters affordable housing, reduces lead-based hazards, reduces the number of poverty families, develops institutional structures, and enhances coordination between public and private housing and social service agencies.

Actions planned to address obstacles to meeting underserved needs

Although the County and City along with several service provider efforts, there remains a significant number of obstacles to meeting underserved needs. The following are obstacles to meeting these needs throughout the County:

- Continued population growth creating affordable housing shortage;
- Tight rental housing market and escalating rental rates
- Growing Ethnic and Elderly population

Actions planned to foster and maintain affordable housing

To foster and maintain affordable housing, the County proposes to carry out the following activities:

- **Housing Rehabilitation** – Continue to provide financial assistance to low- and moderate-income homeowners to rehabilitate their existing owner-occupied housing.
- **Rental Rehabilitation** – Provide financial assistance to landlords to rehabilitate housing units that are rented to low- and moderate-income tenants.
- **Housing Construction** – Increase the supply of decent, safe, sound, and accessible housing that is affordable to owners and renters in the community through rehabilitation of vacant buildings and new construction.
- **Fair Housing** – Promote fair housing choice through education and outreach in the community.
- **Home Ownership** – Assist low- and moderate-income households to become homeowners by providing down payment assistance, closing cost assistance, and requiring housing counseling training.
- **Public Housing** – Support the local public housing authority in its efforts to improve public housing by constructing new affordable units

Actions planned to reduce lead-based paint hazards

The County provides owners of pre-1978 built city-owned houses that are eligible for Rehab with the lead pain pamphlet, "Protect Your Family From Lead in Your Home." The County Inspectors are Lead Certified and the County also requires contractors to follow HUD's lead-based paint regulations for construction and rehabilitation projects funded through the CDBG and HOME programs. Work write-ups for projects include a section on lead-based paint testing and abatement when necessary under the current regulations.

Actions planned to reduce the number of poverty-level families

The County's anti-poverty strategy is based on attracting a range of businesses and supporting workforce development, including job-training services for low income residents. In addition the strategy is to provide supportive services for target income residents. The elements of the County's Anti-Poverty Strategy are not based on particular annual action steps, but rather are all in force on a regular basis. Of particular concern is education and training efforts to facilitate low income families to attain adequate jobs. Toward that end, the Homeless Services Program is of particular importance since finding work is a complex and arduous task. Homeless Service providers usually are constrained to assist homeless and at-risk persons in getting to and from work. A portion of the funding from the Homeless Services Program is targeted at providing transportation to job interviews and public transportation to selected job sites.

Actions planned to develop institutional structure

The Will County area has long supported its homeless and at-risk population through a strong and committed service provider network. Our community continues to witness an increase in demand for services and with the implementation of new welfare reform legislation, the needs among local individuals and families will further increase. In 2014, Kendall and Grundy Counties joined our Continuum of Care and our now part of our geographic service area.

The Will County Continuum of Care (CoC) is dedicated to streamlining and strengthening the current service delivery system through even greater collaborative planning, partnership and program execution. The CoC membership is made up of Government entities, elected officials, non-profit organizations, financial institutions, businesses, housing developers, churches, health care providers, neighborhood associations, educators, the media, homeless as well as formerly homeless persons and others. It is the vision of the Continuum of Care to create a seamless, comprehensive system of services that:

- Prevents and ends homelessness
- Supports the emergency as well as ongoing supportive needs of the homeless and at-risk population
- Provides the tools necessary to sustain needs of the homeless and at-risk population

- Leads to permanent self-sufficiency

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

The County is a member of the Will County Continuum of Care. The Will County Continuum of Care is the network for all social service providers in the region. They include the housing authority, health department and other agencies. The County has engaged in an Intergovernmental Agreement with two Entitlement Communities, Bolingbrook and Joliet in an effort to administer federal program funds throughout the region. The task at hand will enhance the coordination between public and private housing and social service agencies.

Discussion:

N/A

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

Introduction:

Community Development Block Grant Program (CDBG)

Reference 24 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	15,000
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:	15,000

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	70.00%

HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(l)(2)

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

NSP and FSP directly from the County's program. Other investments may be available from programs such as the LIHTC program through the Illinois Department of Housing (IHDA) via private or not for profit developers.

2. 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 Agreement is included in the appendix to this plan.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

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.

4. 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), are as follows:

The County does not plan to refinance existing debt.

Emergency Solutions Grant (ESG)
Reference 91.220(l)(4)

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

See Appendix for ESG written plan.

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

The housing system can feel like a maze for individuals experiencing homelessness. Trying to determine who to talk to, how to get there, and where to begin can seem confusing and overwhelming. Our Coordinated Assessment establishes a system where housing placement is not a matter of talking to the right case manager, at the right agency, at the right time.

Instead, Coordinated Assessment represents standardized access and assessment for all individuals, as well as a coordinated referral and housing placement process to ensure that people experiencing homelessness receive appropriate assistance with both immediate and long-term housing and service needs. The entire Coordinated Entry process uses a "no wrong door" approach, while doing so through a standardized process from initial engagement to successful housing placement.

In a data-driven and evidence-based manner, providers across the IL-506 Continuum of Care are establishing strategic partnerships to better serve our fellow community members experiencing homelessness. For those who are not experiencing homelessness immediately, the Coordinated Assessment process includes a way to screen and refer individuals to other services.

Our system of care utilizes three key tools to implement the Coordinated Assessment process. The first tool is this manual and forms contained within this manual. Second, our HMIS system is integrated with this process for ease of use and recording data. Third, we utilize the Vulnerability Index and Service Prioritization Decision Assistance Tool (VI-SPDAT) as part of the assessment process, currently utilized by more than 130 communities nationwide, to screen any single individual experiencing homelessness. Organizations providing this service will sign a memorandum of understanding highlighting the requirements and responsibilities involved. The VI-SPDAT portion takes approximately 10 minutes to administer, and can be conducted by any provider as part of the Coordinated Assessment Process who has been introduced to the tool through a 30 minute video (or attended a training by its creator, OrgCode Consulting, Inc.) followed by a two hour training on how to record its results within the local Homeless Management Information System (HMIS).

This assessment process is intended to assist homeless and at-risk households with accessing the services they need to prevent or exit homelessness. It is NOT intended to be a barrier for accessing services. Assessors and partner agencies are advised to use accordingly

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

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.

4. 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.

5. Describe performance standards for evaluating ESG.

This answer can be found in the ESG Program specific manual located as part of the appendix to this plan.

Discussion:

N/A

Appendix - Alternate/Local Data Sources