

Executive Summary

AP-05 Executive Summary - 91.200(c), 91.220(b)

1. Introduction

1. Introduction

This goal includes 1) retaining an affordable housing stock; 2) increasing the availability of permanent housing in standard condition and at an affordable cost to low income and very low income families, 3) increasing the supply of supportive housing, which combines structural features and services needed to enable persons with special needs to live with dignity and independence, 4) assisting homeless persons that have completed transitional programs to obtain appropriate housing, and 5) assisting persons at-risk of becoming homeless.

2. *Providing a suitable living environment:*

3. *Expanding economic opportunities:*

During the FY 2018 Program Year, the County of Will will receive a CDBG FY 2018 allocation of \$2,090,783 and anticipates \$50,000 in CDBG Program Income and \$84.275 in prior year awards yet to be allocated. The County proposes to undertake the following activities with the FY 2018 CDBG Funds:

- Public Facility Improvements \$993,908
- Public Service General \$114,000
- Home Rehabilitation/Repair: \$400,000
- Demolition/Clearance \$50,000
- Homeless Assistance: \$213,000
- Housing Counseling: \$36,000
- General Administration/Planning; \$418,150

Total FY 2018 CDBG Funds for Project Activities = \$2,225,058

The County Consortium proposes to undertake the following activities with the FY 2018 HOME Funds:

City of Joliet

- Downpayment Assistance Program: \$311,750
- TBRA: \$100,000
- CHDO Rental Housing Rehabilitation Cornerstone Services: \$77,000
- HOME Administration \$25,000

Total FY 2018 HOME Funds for Joliet Project Activities = \$488,750

County Consortium:

- Housing Rehabilitation: \$215,641
- TBRA: \$200,000
- CHDO Cornerstone Services: \$115,000
- Rental Housing Development: \$200,000
- General Program Admin: \$128,400

Total FY 2018 HOME Funds for County Project Activities = \$859,041

Total FY 2018 HOME Consortium Project Activities: \$1,347,791

Total FY 2018 ESG Project Activities (Will County): \$141,915

Maps

Included in this Plan in the Exhibits Section are the following maps which illustrate the demographic characteristics of Will County

- Population Density by Block Group
- Percent White Population by Block Group
- Percent Minority Population by Block Group
- Percent Population Age 65+ by Block Group
- Population Age 65+ by Quarter Mile Grid
- Total Housing Units by Block Points
- Percent Owner-Occupied Housing Units by Block Group
- Percent Renter-Occupied Housing Units by Block Group
- Percent Vacant Housing Units by Block Group
- Low/Moderate Income Percentage by Block Group
- Low/Moderate Income with Minority Percentage by Block Group

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

The following are the seven (7) priorities and related goals/strategies that can be found in this Consortium Consolidated Plan:

1. Affordable Housing Development and redevelopment for Owner and Rental Housing

- *AH-1 Owner and Rental Housing construction, development and redevelopment;*
- *AH-2 Home Buyer Assistance;*
- *AH-3 Owner housing rehabilitation, including substantial rehab under HOME; emergency rehab under CDBG*
- *AH-4 Rental Rehabilitation* Provide assistance to agencies that serve special needs clients and other low income families
- *AH-5 Public Housing Support* to public housing agencies that are proposing redevelopment;
- *AH-6 Fair Housing educational and outreach activities;*
- *AH-7 Acquisition;*
- *AH-8 Land Banking;*
- *AH-9 Housing Services under 570.203;*
- *AH-10 Demolition;*
- *AH-11 Relocation*
- *AH-12 CHDO Operating*

2. Homeless/At-Risk Strategies and Objectives

- *HO-1 Continuum of Care involvement;*
- *HO-2 Homeless Services Program;*
- *HO-3 Tenant Based Rental Assistance;*
- *HO-4 Emergency Solutions Grant Program:*

3. Non-homeless Persons with Special Needs Strategies

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

4. Community Development/Creating livable communities

- *CD-1 Public Improvement/Infrastructure* Every eligible neighborhood.
- *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.

- *CD-3 Clearance, removal and elimination and prevention of slum and blighting conditions on a spot basis;*
- *CD-4 Revitalization* Develop comprehensive strategic plan in areas and neighborhoods displaying disinvestment.

5. Public Services

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

6. Economic Development

ED-1 Financial Incentives - Support and encourage new economic development through local and Federal tax incentive programs, Section 108 Loan Guarantees.

- *ED-2* Infrastructure improvements which provide incentives;
- *ED-3* Acquisition of land and or structures for expansion of economic development;
- *ED-4* Land Banking for expansion of economic development.

7. Administration

There is a continuing need for planning, administration, management, and oversight of Federal, state, and local funded programs.

- *ADM-1* Provide program management and oversight for the successful administration of Federal, state, and local funded programs.

For Specific objectives and outcomes for the City of Joliet CDBG organan, see the appropriate section of the City's Action Plan which is not part of this Action Plan.

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

As reported in the most recent Consolidated Annual Performance and Evaluation Report (CAPER), current programs and activities supported by the Consolidated Plan funds have been vital to services for homeless and low and moderate residents of Will County in conjunction with other state and federal resources. More than 150 homeless and at risk households have been served; over 250 households have received improved infrastructure assistance to make their communities more livable; and over 50 persons have received homeownership counseling to improve their chances for homeownership.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

Will County communities are required by the Citizen Participation Plan to hold a public meeting prior to submission of applications for the County's Competitive Municipal Grant Program. Public notice must be given of these meetings. The results of these meetings and the discussions and topics raised are brought back to the Department for consideration in the development of programming ideas for the use of HUD funding or county general funds.

In addition and in conjunction with the development of our 5-Year Strategic Plan for

2015-2019 surveys were sent to every mayor and/or Village Manager/Township Supervisor in the county to gain a better understanding of the community development needs that these public officials thought were pressing in their local communities. Ideas expressed were considered in the development of the 5-Year Strategy.

Survey respondents also noted the extreme financial pressure being placed on their budgets. It is more important than ever to work in creative ways in 2018 and beyond to improve the lives of our residents.

Communities eligible to participate in the Competitive Municipal Grant program are invited to an application workshop in April where the application process is explained and new programs are highlighted. These meetings are attended by representatives from the member communities. The application deadline is generally the last week in May. One-on-one consultations with municipal applicants are also granted routinely prior to application deadline to assist communities prepare the optimum application possible.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

Each applicant community/entity was provided an opportunity to discuss the details of their application. No comments were given by the general public. See Appendix 1 for a complete summary of the Public Hearing and comment process.

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

No comments were not accepted.

7. Summary

The methods used to both consult with and gather input from a cross section of citizens and stakeholder agencies were the basis for establishing the priority needs within the County and City of Joliet (Consortium). 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 the 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. Refer to the City of Joliet's template for complete details of their summary.

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

1. Agency/entity responsible for preparing/administering the Consolidated Plan

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 (CD Div.) of the Will County Land Use Department is the entity responsible for the development of the 2018 Action Plan. The County is the Lead Entity for the Will County Consortium. The City of Joliet is responsible for submission of the City of Joliet Action Plan as it pertains to the CDBG grant program.

Consolidated Plan Public Contact Information

Will Count Land Use Department

Community Development Division

Ronald J. Pullman, Division Director

58 E. Clinton Street

Joliet, Illinois 60432

Refer to the City of Joliet's AP-05 Template for specific City contact information.

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

1. Introduction

The County continued efforts to both outreach and coordinate with agencies associated with the Continuum of Care Network. Agencies such as the Housing Authority of Joliet, along with numerous assisted housing providers and private health, mental health and related service agencies was exemplified through a series of Leadership Committee meetings during the months leading up to the preparation of the Action Plan. Priorities established during the preparation of the Consolidated Plan are carried through in this Action Plan

The County also revisited 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.

Regarding the Will County/City of Joliet/Village of Bolingbrook Home Consortium, the County and the City of Joliet held separate public hearings and separate resolutions were passed by both entities. Hearings were held both at the County level as well as the City of Joliet and Village of Bolingbrook level prior to adoption of the Consortium agreements.

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 including but not limited to Northern Illinois Food Bank, Easter Seals, Habitat for Humanity, Catholic Charities, Cornerstone Services, CSC of Northern Will County, 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.

City of Joliet- The County and City of Joliet continued working together and with HUD to adopt Resolutions that were passed by each governing body in order to provide an increased level of funding for the citizens of the County and City.

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/Kendall/Grundy County Continuum of Care (C of C). The membership includes representatives from Grundy and Kendall County along with 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 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. A new Governance Charter was adopted in 2017 by the Continuum placing the City of Joliet and the County of Will in a Governance and Oversight position to more easily adopt Consolidated Plan goals and objectives for the Continuum of Care.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and 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; Grants Funding; Ranking; and Consumer Committees. Each committee is charged with a specific strategic goal as follows:

- Leadership Board/Governance and Oversight
- 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. Agencies, groups, organizations and others who participated in the process and consultations

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Housing Authority of Joliet
	Agency/Group/Organization Type	Housing PHA Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-homeless Service-Fair Housing Other government - Local Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted as part of the Continuum of Care network and with respect to the needs for new rental housing opportunities in the Consortium jurisdiction
2	Agency/Group/Organization	CATHOLIC CHARITIES
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-homeless Services-Education Services-Employment Service-Fair Housing Regional organization

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Organization was consulted as part of the Continuum of Care network.
3	Agency/Group/Organization	WILL COUNTY CENTER FOR COMMUNITY CONCERNS, INC.
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Victims of Domestic Violence Services-homeless Services-Education Services-Employment Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Lead agency for Continuum of Care network

4	Agency/Group/Organization	SENIOR SERVICES CENTER OF WILL COUNTY
	Agency/Group/Organization Type	Housing Services - Housing Services-Elderly Persons Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	
5	Agency/Group/Organization	Cornerstone Services, Inc.
	Agency/Group/Organization Type	Housing Services - Housing Services-Persons with Disabilities Services-homeless Service-Fair Housing Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	
6	Agency/Group/Organization	Morning Star Mission Ministries
	Agency/Group/Organization Type	Housing Services-homeless

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	

Identify any Agency Types not consulted and provide rationale for not consulting

Not Applicable to Will County

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	Needs Assessment

Table 3 – Other local / regional / federal planning efforts

Narrative

AP-12 Participation - 91.401, 91.105, 91.200(c)

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

Will County communities are required by the Citizen Participation Plan to hold a public meeting prior to submission of applications for the County's Competitive Municipal Grant Program. Public notice must be given of these meetings. The results of these meetings and the discussions and topics raised are brought back to the Department for consideration in the development of programming ideas for the use of HUD funding or county general funds.

In addition and in conjunction with the development of our 5-Year Strategic Plan for

2015-2019 surveys were sent to every mayor and/or Village Manager/Township Supervisor in the county to gain a better understanding of the community development needs that these public officials thought were pressing in their local communities. Ideas expressed were considered in the development of the 5-Year Strategy.

Survey respondents also noted the extreme financial pressure being placed on their budgets. It is more important than ever to work in creative ways in 2017 and beyond to improve the lives of our residents.

Communities eligible to participate in the Competitive Municipal Grant program were invited to an application workshop in April where the application process was explained and new programs were highlighted. These meetings were attended by representatives from the member communities. The application deadline was the last week in April. One-on-one consultations with municipal applicants were also granted routinely prior to application deadline to assist communities prepare the optimum application possible.

In accordance with the Public Notice, the Public Hearing was held on May 25th and the Draft Plan was placed on public display from June 1, 2017 Through June 30, 2017. Formal Action was taken via County Board resolution on July 20, 2017.

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 Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	Minutes to the Public Hearing held in June 2018 are attached to this plan	Minutes to the Public Hearing held in June 2018 are attached to this plan	No comments were not 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	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing municipalities	Minutes to the Public Hearing held in June 2018 are attached to this plan	Minutes to the Public Hearing held in June 2018 are attached to this plan	No comments were not accepted.	
3	Newspaper Ad	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	Copy of the meeting and hearing notice are attached to this plan.	NA	NA	

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

The expected resources to be used to carry out Action Plan priorities include federal, state and local funds. Specific details are set forth in this plan.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder 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	2,090,783	50,000	84,275	2,225,058	1,475,000	The CDBG entitlement program allocates annual grants to larger cities and urban counties to develop viable communities by providing decent housing, a suitable living environment, and opportunities to expand economic opportunities, principally for low- and moderate-income persons.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder 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	1,284,391	0	63,400	1,347,791	750,000	The Will County Consortium allocates funds to Joliet based on a formula established by HUD. Specific programs are based on community input.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder 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	141,915	0	0	141,915	140,000	The Emergency Solutions Grant funds are administered and distributed by the Will County Continuum of Care network according to demand.

Table 2 - 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 \$300,000 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, including the State of Illinois Abandoned Properties Program to assist in clearance and removal of blighting conditions. This year, the County also is planning to use program income funds generated from the Illinois Attorney General's Foreclosure Stabilization Program (FSP) since the County was a partner with the City of Joliet and the Will County Center for Community Concerns. Funds in excess of \$150K are being used in this Plan.

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

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

N/A

Discussion

Refer to the City of Joliet's AP-15 Template for a list of anticipated resources available to the City and is being submitted jointly with this plan.

Annual Goals and Objectives

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

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Affordable Housing	2016	2019	Affordable Housing Public Housing	Fairmont Community Entire Urban County City of Joliet Village of Bolingbrook	Affordable Housing/Home Buyer Assistance Affordable Housing Rehabilitation Owner/Renter New Construction of Renter and Owner Housing	CDBG: \$400,000 HOME: \$527,391	Rental units constructed: 25 Household Housing Unit Rental units rehabilitated: 2 Household Housing Unit Homeowner Housing Added: 10 Household Housing Unit Homeowner Housing Rehabilitated: 20 Household Housing Unit Direct Financial Assistance to Homebuyers: 15 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
2	Homeless/At-Risk Activities	2016	2019	Affordable Housing Homeless Non-Homeless Special Needs	Fairmont Community Entire Urban County City of Joliet Village of Bolingbrook	Affordable Housing Rehabilitation Owner/Renter Homeless at risk/continuum of care Homeless/at-risk - homeless services program	CDBG: \$213,000 HOME: \$300,000 ESG: \$141,915	Tenant-based rental assistance / Rapid Rehousing: 30 Households Assisted Homelessness Prevention: 140 Persons Assisted Housing for Homeless added: 10 Household Housing Unit
3	Program Administration	2016	2019	Program Administration	Entire Urban County Village of Bolingbrook	General Program Administration	CDBG: \$418,150 HOME: \$128,400	Other: 0 Other
4	Public Services	2016	2019	Public Services	Fairmont Community Entire Urban County Village of Bolingbrook	Public Services	CDBG: \$150,000	Public service activities other than Low/Moderate Income Housing Benefit: 20 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 20 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Community Development/Create livable communities	2016	2019	Non-Housing Community Development	Entire Urban County	Public Facilities and Infrastructure Improvements Community Development - Revitalization	CDBG: \$1,043,908	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 50 Households Assisted
6	Non-Homeless Persons w/ Special Needs	2016	2019	Non-Homeless Special Needs	Entire Urban County	New Construction of Renter and Owner Housing Non homeless special needs- Housing Rehab Non homeless special needs- social service agencies	HOME: \$392,000	Public service activities other than Low/Moderate Income Housing Benefit: 30 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 30 Households Assisted Rental units constructed: 5 Household Housing Unit

Table 3 – Goals Summary

Goal Descriptions

1	Goal Name	Affordable Housing
	Goal Description	Action Plan PY 2018
2	Goal Name	Homeless/At-Risk Activities
	Goal Description	Various activities from private and public sector entities combine to access federal, state and local resourced in order to eliminate homelessness.
3	Goal Name	Program Administration
	Goal Description	General Program Administration for CDBG County Entitlement grant.
4	Goal Name	Public Services
	Goal Description	Public Services under the 15% cap
5	Goal Name	Community Development/Create livable communities
	Goal Description	Wide Range of programs and projects directed toward creating livable communities throughout the County.
6	Goal Name	Non-Homeless Persons w/ Special Needs
	Goal Description	Investment in social service agencies to assist non homeless persons achieve independent living.

AP-35 Projects - 91.420, 91.220(d)

Introduction

These are the projects the County will undertake for the Program Year 2018 for CDBG, HOME and HESG

Refer to the City of Joliet's AP-35 template for a list of Joliet Non-Home Projects that is submitted jointly with this plan.

#	Project Name
1	Village of Bolingbrook Emergency Home Repair
2	Infrastructure Improvements Village of Bolingbrook AAP 2018
3	Urgent need for homeless prevention
4	Case manager for child advocacy CASA Program
5	Case Manager Homeless Program Expansion into Bolingbrook and Braidwood
6	Aunt Martha's Supportive Housing Services Expansion
7	Rehabilitation of public service facility for Park Forest Community Center
8	Fair Housing Education and outreach
9	Homeless Services Program
10	Housing counseling services in Bolingbrook
11	Homer Township/Lockport Heights Water main replacement
12	Infrastructure/drainage improvements in Fairmont community
13	Housing rehabilitation in Fairmont community
14	Ridgewood infrastructure improvement
15	Senior Services Center Owner housing emergency home repair
16	Countywide clearance and removal of blight on spot basis
17	General program administration for CDBG program
18	CHDO Rental Housing for Cornerstone Services
19	TBRA for formerly Homeless and at Risk
20	New construction of rental housing
21	Owner Housing Rehabilitation in Fairmont
22	Down Payment Assistance in Joliet
23	General program administration for HOME program
24	HESG

Table 4 – Project Information

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

Allocations are based on project need as established in the Consolidated Plan and as a result of the

County's public outreach efforts and Citizen Participation Plan.

CDBG funds are intended to provide low- and moderate-income households with viable communities, including decent housing, a suitable living environment, and expanded economic opportunities. Eligible activities include community facilitates and improvements, housing rehabilitation and preservation, affordable housing development activities, public services, economic development, planning, and administration.

The system used by the County and City (for both CDBG and HOME grant programs) for establishing the priority for the selection of these projects is predicated upon the following criteria:

- Meeting the statutory requirements of the CDBG program
- Meeting the needs of very-low, low-, and moderate-income residents
- Focus on low- and moderate-income areas or neighborhoods
- Coordination and leveraging of resources
- Response to expressed needs
- Sustainability and/or long term impact
- The ability to measure or demonstrate progress and success

The allocations and priorities were established through discussions with City and County decision makers, meetings with stakeholders, and public meetings. The largest obstacle to addressing the City's underserved needs are financial in nature; there is a need for additional federal, state, and local funding to undertake additional housing and community development projects. Because the County includes other municipalities that comprise the Entitlement jurisdiction, there is a competitive application process that is different from the City of Joliet's allocation process. For HOME funds, the process for distribution is the same for both County and City.

AP-38 Project Summary
Project Summary Information

1	Project Name	Village of Bolingbrook Emergency Home Repair
	Target Area	Village of Bolingbrook
	Goals Supported	Affordable Housing
	Needs Addressed	Affordable Housing Rehabilitation Owner/Renter
	Funding	CDBG: \$35,000
	Description	To correct health and life safety problems in homes throughout the Village of Bolingbrook
	Target Date	9/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	up to 50 Low and moderate income homes
	Location Description	Village wide
	Planned Activities	The repair needs must relate to items that present an immediate threat to health, safety and quality of life.
2	Project Name	Infrastructure Improvements Village of Bolingbrook AAP 2018
	Target Area	Village of Bolingbrook
	Goals Supported	Community Development/Create livable communities
	Needs Addressed	Public Facilities and Infrastructure Improvements
	Funding	CDBG: \$228,432
	Description	Expansion of parking for two low and moderate income housing complexes along Fernwood Drive in Bolingbrook
	Target Date	9/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	up to 75 parking spaces impacting 50 to 60 families/households.
	Location Description	Pine Meadows and Sunridge housing complexes that are currently suffering from insufficient parking, along Fernwood Drive in Bolingbrook.
	Planned Activities	Expand parking along Fernwood Drive to accommodate parking for low and moderate income families.

3	Project Name	Urgent need for homeless prevention
	Target Area	Village of Bolingbrook
	Goals Supported	Homeless/At-Risk Activities
	Needs Addressed	Homeless/at-risk - homeless services program
	Funding	CDBG: \$2,000
	Description	Emergency rental assistance to prevent persons from homelessness in Bolingbrook
	Target Date	9/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	2 to 5 families
	Location Description	Bolingbrook
	Planned Activities	homeless prevention activities.
4	Project Name	Case manager for child advocacy CASA Program
	Target Area	Entire Urban County
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$18,000
	Description	CASA is requesting the funds to hire one additional part-time Advocate Supervisor who would work 20 hours per week. This supervisor would oversee 25 cases, providing CASA services to 25-40 children
	Target Date	9/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	25 to 40 children from low income families
	Location Description	countywide

	Planned Activities	<p>Casa is requesting the funds to hire one additional part-time Advocate Supervisor who would work 20 hours per week. This supervisor would oversee 25 cases, providing CASA services to 25-40 children.</p> <p>In order to accomplish this, the Advocate Supervisor will work with up to 25 volunteers. CASA of Will County is appointed to a child's case by the Juvenile Court Judge when the child victim's case comes into court. The number of cases that are assigned to the CASA program is determined by the Juvenile Court Judge.</p>
5	Project Name	Case Manager Homeless Program Expansion into Bolingbrook and Braidwood
	Target Area	Entire Urban County
	Goals Supported	Homeless/At-Risk Activities
	Needs Addressed	Homeless at risk/continuum of care
	Funding	CDBG: \$53,000
	Description	Expansion of the current HPESOP for eastern Will County to include Bolingbrook and Braidwood-and will provide access to case management and emergency services for low-income individuals and families living in the service areas. The Homeless Prevention and Emergency Services Outreach Program does not currently reach these communities.
	Target Date	9/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	50 to 75 persons
	Location Description	Village of Bolingbrook and City of Braidwood.
	Planned Activities	<p>These areas do not have locations providing similar services and clients have barriers preventing them from traveling to Joliet where service agencies are located. Services provided are access to case management and emergency services for low income individuals and families-providing basic needs support like food, clothing, utility, transportation and prescription assistance. Will also provide clients with rent, mortgage and utility arrearages and security deposits to assist with stable housing entry. Case worker will have ability to provide client referrals for linkage to essential services including mainstream benefits and Catholic Charities wrap around services.</p>

6	Project Name	Aunt Martha's Supportive Housing Services Expansion
	Target Area	Entire Urban County
	Goals Supported	Homeless/At-Risk Activities
	Needs Addressed	Homeless/at-risk - homeless services program
	Funding	CDBG: \$8,000
	Description	The funding will supplement the Supportive Housing Services program in Will County. The Supportive Housing Services Program provides Direct Client Assistance to homeless youth ages 18-24.
	Target Date	9/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	60 homeless youth/families
	Location Description	County wide
Planned Activities	The funding will supplement the Supportive Housing Services program in Will County. The Supportive Housing Services Program provides Direct Client Assistance to homeless youth ages 18-24. The funds provided will be used to cover the cost of food vouchers, bus passes, assistance with medicine, and emergency hotel stays for 60 homeless youth/families. \$350 will be used to purchase a copier/printer and a file cabinet for the "Street Outreach Drop-In Center" located at 1200 Eagle Street, Joliet.	
7	Project Name	Rehabilitation of public service facility for Park Forest Community Center
	Target Area	Entire Urban County
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$20,000
	Description	Rehabilitation of The building that serves many community functions with the primary function being the location of the Forest Park Food Pantry which operates three days per week and serves nearly 400 families weekly.
	Target Date	9/30/2019

	Estimate the number and type of families that will benefit from the proposed activities	400 families weekly
	Location Description	Forest Park Community Center.
	Planned Activities	The building serves many community functions with the primary function being the location of the Forest Park Food Pantry which operates three days per week and serves nearly 400 families weekly. The Community Center is vital to the community. The Community Center was granted funding for a large community garden in 2017 that grew over 3,000 lbs. of fresh vegetables distributed through the pantry.
8	Project Name	Fair Housing Education and outreach
	Target Area	Entire Urban County
	Goals Supported	Affordable Housing
	Needs Addressed	Fair Housing Outreach-Education
	Funding	CDBG: \$15,000
	Description	Countywide fair housing education and outreach and eventual processing of fair housing complaints via Fair housing hotline call center.
	Target Date	9/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	100 families
	Location Description	countywide
	Planned Activities	fair housing education and outreach activities.
9	Project Name	Homeless Services Program
	Target Area	Entire Urban County
	Goals Supported	Homeless/At-Risk Activities
	Needs Addressed	Homeless/at-risk - homeless services program
	Funding	CDBG: \$211,000

	Description	The project helps administer the Homeless Services Program by providing case management and oversight in delivering direct client services to homeless persons including but not limited to education and job training programs; clothing and personal care supplies associated with pursuing job training/educational and/or employment opportunities.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	100 persons
	Location Description	countywide
	Planned Activities	The project helps administer the Homeless Services Program by providing case management and oversight in delivering direct client services to homeless persons including but not limited to education and job training programs; clothing and personal care supplies associated with pursuing job training/educational and/or employment opportunities.
10	Project Name	Housing counseling services in Bolingbrook
	Target Area	Village of Bolingbrook
	Goals Supported	Affordable Housing Homeless/At-Risk Activities
	Needs Addressed	Public Services
	Funding	CDBG: \$36,000
	Description	the Community Service Council of Northern Will County (CSC). CSC offers much needed services in the areas of mortgage default, rental assistance, pre-purchasing, money management and budgeting, and senior reverse mortgage. This project typically benefits approximately 100 households annually.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	100 families

	Location Description	Bolingbrook
	Planned Activities	The goal of this project is to prevent low/mod income clients from foreclosure by providing them with counseling assistance in finding affordable housing that meets their financial needs. This project assists low/mod income residents who are seeking financial assistance for rent or mortgage. The sub-recipient used for this project is the Community Service Council of Northern Will County (CSC).
11	Project Name	Homer Township/Lockport Heights Water main replacement
	Target Area	Entire Urban County
	Goals Supported	Community Development/Create livable communities
	Needs Addressed	Public Facilities and Infrastructure Improvements
	Funding	CDBG: \$150,000
	Description	The project is replacing aged water service lines that currently do not provide adequate water service to an 8 block area of unincorporated Homer Township.
	Target Date	9/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	50 households
	Location Description	Lockport Heights Sanitary District in Homer Township
	Planned Activities	This is a multi-phased project. The next phase is estimated to be \$670,000 will be completed with 3 years of CDBG funding. \$190,000 was allocated in 2016 and \$150,000 was awarded in 2017 and \$150,000 is requested in 2018. The project is replacing aged water service lines that currently do not provide adequate water service to an 8 block area of unincorporated Homer Township.
12	Project Name	Infrastructure/drainage improvements in Fairmont community
	Target Area	Fairmont Community
	Goals Supported	Community Development/Create livable communities
	Needs Addressed	Community Development - Revitalization
	Funding	CDBG: \$485,476

	Description	Continuation of multi-phased drainage and stormwater management system in unincorporated Lockport Township Fairmont community
	Target Date	9/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	200 families and households
	Location Description	Central Fairmont
	Planned Activities	Drainage and storm water management improvements
13	Project Name	Housing rehabilitation in Fairmont community
	Target Area	Fairmont Community
	Goals Supported	Affordable Housing
	Needs Addressed	Affordable Housing Rehabilitation Owner/Renter
	Funding	CDBG: \$330,000
	Description	Home owner housing rehabilitation in Fairmont
	Target Date	9/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	15 homes
	Location Description	Fairmont
	Planned Activities	Substantial housing rehabilitation
14	Project Name	Ridgewood infrastructure improvement
	Target Area	Entire Urban County
	Goals Supported	Community Development/Create livable communities
	Needs Addressed	Public Facilities and Infrastructure Improvements
	Funding	CDBG: \$100,000
	Description	Payment of debt service on IEPA loan to make improvements to Ridgewood water and sewer infrastructure.
	Target Date	9/30/2019

	Estimate the number and type of families that will benefit from the proposed activities	50
	Location Description	Ridgewood
	Planned Activities	Debt service on IEPA loan
15	Project Name	Senior Services Center Owner housing emergency home repair
	Target Area	Entire Urban County
	Goals Supported	Affordable Housing
	Needs Addressed	Affordable Housing Rehabilitation Owner/Renter
	Funding	CDBG: \$65,000
	Description	County wide emergency home repair program for senior citizens
	Target Date	9/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	20 senior households
	Location Description	county wide
	Planned Activities	emergency home repair for seniors
16	Project Name	Countywide clearance and removal of blight on spot basis
	Target Area	Entire Urban County
	Goals Supported	Community Development/Create livable communities
	Needs Addressed	Acquisition, Disposition, Clearance, Relocation
	Funding	CDBG: \$50,000
	Description	County wide clearance activities
	Target Date	9/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	10 units

	Location Description	County wide
	Planned Activities	clearance and blight reduction on a spot basis
17	Project Name	General program administration for CDBG program
	Target Area	Entire Urban County
	Goals Supported	Program Administration
	Needs Addressed	General Program Administration
	Funding	CDBG: \$418,150
	Description	General program administration associated with the CDBG program
	Target Date	9/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	General program administration
	Location Description	n/a
	Planned Activities	program administration
18	Project Name	CHDO Rental Housing for Cornerstone Services
	Target Area	Entire Urban County City of Joliet
	Goals Supported	Affordable Housing Non-Homeless Persons w/ Special Needs
	Needs Addressed	Non homeless special needs-Housing Rehab
	Funding	HOME: \$192,000
	Description	Will County/Joliet Home Consortium Community Housing Development Org. (CHDO) investment in rental housing rehabilitation for Cornerstone Services not for profit.
	Target Date	9/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	18 low and moderate income special needs persons
	Location Description	Joliet and County

	Planned Activities	rental housing rehab.
19	Project Name	TBRA for formerly Homeless and at Risk
	Target Area	Entire Urban County City of Joliet
	Goals Supported	Affordable Housing Homeless/At-Risk Activities
	Needs Addressed	Homeless at risk- TBRA
	Funding	HOME: \$300,000
	Description	Tenant Based Rental Housing options for formerly homeless and at-risk families
	Target Date	9/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	20 families
	Location Description	County wide and city wide
	Planned Activities	TBRA for homeless, formerly homeless and at-risk families
20	Project Name	New construction of rental housing
	Target Area	Entire Urban County
	Goals Supported	Affordable Housing Non-Homeless Persons w/ Special Needs
	Needs Addressed	New Construction of Renter and Owner Housing
	Funding	HOME: \$200,000
	Description	New Construction of rental housing units for special needs population.
	Target Date	9/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	12 families
	Location Description	County wide
	Planned Activities	New construction of rental housing through Trinity Services

21	Project Name	Owner Housing Rehabilitation in Fairmont
	Target Area	Fairmont Community
	Goals Supported	Affordable Housing
	Needs Addressed	Affordable Housing Rehabilitation Owner/Renter
	Funding	HOME: \$215,641
	Description	Owner housing rehabilitation in Fairmont
	Target Date	9/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	10 families
	Location Description	Fairmont
	Planned Activities	Owner housing rehabilitation in Fairmont
22	Project Name	Down Payment Assistance in Joliet
	Target Area	City of Joliet
	Goals Supported	Affordable Housing
	Needs Addressed	Affordable Housing/Home Buyer Assistance
	Funding	HOME: \$311,750
	Description	City of Joliet Down payment assistance program
	Target Date	9/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	15 families
	Location Description	City of Joliet
	Planned Activities	Home buyer assistance in Joliet
23	Project Name	General program administration for HOME program
	Target Area	Entire Urban County City of Joliet
	Goals Supported	Program Administration

	Needs Addressed	General Program Administration
	Funding	HOME: \$128,400
	Description	General Program Administration
	Target Date	9/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	n/a
	Location Description	County and City
	Planned Activities	Home Program Administration
24	Project Name	HESG
	Target Area	Entire Urban County
	Goals Supported	Homeless/At-Risk Activities
	Needs Addressed	Homeless at risk-HESG
	Funding	ESG: \$141,915
	Description	HESG
	Target Date	9/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	30
	Location Description	County wide
	Planned Activities	

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

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

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 or smaller in size than 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.

Refer to the City of Joliet's AP-50 template submitted jointly with this plan.

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.

Geographic Distribution

Target Area	Percentage of Funds
Fairmont Community	25
Entire Urban County	55
City of Joliet	11
Village of Bolingbrook	9

Table 5 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The HOME Consortium partners had guidance from HUD with respect to amounts of Home Consortium funds each entitlement entity would have been allocated. Likewise, the Village of Bolingbrook had an allocation of CDBG based on a former entitlement earmark.

Funds allocated to the Fairmont Redevelopment project were based on a funding priority established by the County Board. The County does not allocate funds based on geography, but because of the need to prioritize projects that are located in LMI Census Tracts, the "geographical distribution" is therefore

guided by CT and the identity of the Applicant.

The City of Joliet allocates resources under a different policy, which is described in the City's Action Plan submitted separately.

Discussion

Will County allocated Entitlement resources based on an open application system. Applicants are encouraged to adhere to the Priorities and Strategies contained in the current Five-Year Consolidated Plan. As such, the CDBG ADVISORY BOARD conducts a public hearing and makes recommendations, based on staff review, to the County Board.

Affordable Housing

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

Introduction

Will County will utilize CDBG, HOME and HESG funds to support a wide range of activities and projects that expand opportunities for creation and maintenance of affordable housing, both owner and renter and provide rental assistance opportunities to the most needy in the community. The County's response to the need for Affordable Housing was crafted in part as a result of the Analysis of Impediments which was formally conducted in 2012 and resulted in a plan to not only eliminate barriers to fair and affordable housing but also presented a plan of action which is the structure being followed in the Consolidated Plan. The County is limited by the lack of resources as well as lack of jurisdiction in impacting areas of need since the County only can propose zoning and other ordinances within the unincorporated territory.

One Year Goals for the Number of Households to be Supported	
Homeless	100
Non-Homeless	50
Special-Needs	6
Total	156

Table 6 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	50
The Production of New Units	2
Rehab of Existing Units	20
Acquisition of Existing Units	2
Total	74

Table 7 - One Year Goals for Affordable Housing by Support Type

Discussion

See Above

AP-60 Public Housing - 91.420, 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

During the Py 2018 Action Plan year the County anticipates a joint effort to combine the planned replacement of Fairview Estates public housing complex with the Fairmont Redevelopment project. It is anticipated that the two activities can be combined and could assist in each other's objectives to expand affordable housing options.

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

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:

- Listing on HAJ's waiting list;
- Issuance of a voucher;
- Participation in the program, and
- 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.

HAJ 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.

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

Not Applicable

Discussion

AP-65 Homeless and Other Special Needs Activities - 91.420, 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 Rental Unit Rehabilitation and or 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

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 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.

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

AP-75 Barriers to affordable housing -91.420, 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 2018 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

AP-85 Other Actions - 91.420, 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

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:

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

Refer to the City of Joliet's AP-85 Template for specific comments on this section, which is being submitted jointly with this plan.

Program Specific Requirements

AP-90 Program Specific Requirements - 91.420, 91.220(I)(1,2,4)

Introduction

The County receives an annual entitlement allocation of CDBG, HOME Consortium and HESG funds and the below questions have been completed where applicable.

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	50,000
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:	50,000

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(I)(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. The County is also a recipient of State of Illinois Abandoned Property Program which funds are used in conjunction with CDBG Clearance activities.

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 Policy and Agreement are attached 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 use HOME funds to refinance existing debt.

Emergency Solutions Grant (ESG)

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

The County's Written ESG Program Policy is attached to this 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 County's Continuum of Care Coordinated Assessment Policy Manual and Procedure Guide is attached to this plan.

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).

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

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. The Committee meets monthly at the Central Library in Joliet.

5. Describe performance standards for evaluating ESG.

Refer to the HESG program policy manual found attached.

