

Will County Illinois
Consolidated Annual Performance and
Evaluation Report (CAPER)
For Program Year 2020
For the Will County CDBG Urban County
and the Joliet/Will County HOME
Consortium
-Draft-

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Executive Summary

The 2020 Consolidated Annual Performance Evaluation Report (CAPER) covers the Program Year October 1, 2020 through September 30, 2021, referred to in this report as PY 2020. Prepared annually by the Will County Illinois, Community Development Division (CDD), the CAPER provides an update on CDD's efforts to achieve the goals established in this first year under the 2020-2024 Five Year Consolidated Plan. Preparation and distribution of the CAPER is a requirement for communities that receive grant funding from the U.S. Department of Housing and Urban Development (HUD).

Currently, CDD receives annual grant funding from three HUD programs:

CDBG - Community Development Block Grant

HOME - HOME Investment Partnership Program

ESG – Emergency Solutions Grant

The total funds made available to the Community Development Division (CDD) from HUD for Program Year 2020 included \$2,115,135 in CDBG funds, \$1,254,075 in HOME funds, and \$146,094 in ESG for a total of \$3,515,304 and prior year balances. Total expenditures of all grant funds this program year amounted to \$2,422,891.24 of CDBG and \$1,706,395.05 of HOME funds and \$119,867 of ESG funds.

In 2020 the County received \$3,553,187 million in additional funds through the CDBG CARES Act to prepare, prevent and respond to COVID-19 and mitigate impacts of the coronavirus pandemic and \$1,477,087 in ESG CARES Act funds. This CAPER report includes financial accounting in the amount of \$1,458,431.48 of CDBG CARES Act CV funds while impact outcomes and beneficiaries served will be reported separately in a forthcoming report as will be for the ESG Program.

Most of the PY2020 CDBG, HOME, and ESG funds are fully programmed, but the balances have not been fully expended. Some contracts have extended into Program Year 2021 and accomplishments will be reported in the 2021 CAPER.

The 2020-2024 Five Year Consolidated Plan identified 10 goals for the use of HUD funds in the community. In the 2020 Action Plan year, activities to meet 8 of the 10 goals were funded. Of the fifteen activities approved for CDBG funds, 12 have been set up, 2 have been completed (Homer Twsp and Fairmont Water/Sewer) and 10 are underway. Of the three remaining, 1 was cancelled (Hands of Hope) and 2 have yet to be programmed (Village of Bolingbrook infrastructure and Fairmont Drainage).

Of the 7 HOME activities that were approved for funding in PY2020, 4 have been programmed and are underway. The three remaining include a Tenant Based Rental Assistance Program, funds for a New Construction project and Stepping Stones new construction. All three remaining projects are still viable and CDD is working on the program design and underwriting.

This CAPER report includes 23 activities funded with prior year CDBG funds, 19 of which were completed during the program year. Three are open and underway (Senior Services owner occupied rehab program and tenant based rental assistance with the State's Attorney's Office) One program (owner occupied rehab with Community Service Council) was cancelled and will be reprogrammed.

CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan.

91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

Program Year 2020 which began October 1, 2020 and concluded September 30th, 2021 was still impacted by COVID. Construction projects progressed at a slower pace as staffing fluctuated throughout the year. This includes public infrastructure projects and housing rehab with Senior Services. Tenant Based Rental assistance programs also lagged as the eviction moratorium put the rental housing market on a stand still. Some projects that were stalled in PY2019 due to COVID were picked back up again in this Program year. This includes the completion of 4 group home rehabs, completion of a 25 unit permanent supportive housing development and development of 2 affordable single family homes. The projects that did continue in PY2020 include the water and sewer transfer project, infrastructure improvements in low income areas of Wilmington and New Lenox and public service programs including homeless prevention programs, housing counseling services also continued as households struggled with job loss and cut hours. The engineering for the 1st phase of the drainage plan for Fairmont South was also completed and is expected to begin in spring of 2022. Infrastructure improvements in the Village of Bolingbrook are also expected to resume in the next program year.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

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Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Advance Fair Housing and Equal Opportunity	Affordable Housing Fair Housing	CDBG: \$	Other	Other	1	0	0.00%	1	1	0.00%
Create Affordable Housing	Affordable Housing	HOME: \$	Rental units constructed	Household Housing Unit	30	0	0.00%	7	4	0.00%
Create Affordable Housing	Affordable Housing	HOME: \$	Homeowner Housing Added	Household Housing Unit	10	0	0.00%	5	2	0.00%
Create Affordable Housing	Affordable Housing	HOME: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	50	0	0.00%	10	3	0.00%
Eliminate Blighted Conditions	Non-Housing Community Development	CDBG: \$	Buildings Demolished	Buildings	15	38	0.00%		38	

Will County Consolidated Annual Performance and Evaluation Report (CAPER) PY2020

Improve Condition of Housing Stock	Affordable Housing	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	315	0	0.00%	50	26	0.00%
Improve Neighborhood Infrastructure and Facilities	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	24000	2930	0.00%	6400	2930	0.00%
Improve Public Services	Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	1500	149	9.93%	475	149	0%
Increase Economic Opportunities	Non-Housing Community Development	CDBG: \$	Jobs created/retained	Jobs	20	0	0.00%			
Increase Homeownership	Affordable Housing	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	2000	248	0.00%	550	248	0.00%

Will County Consolidated Annual Performance and Evaluation Report (CAPER) PY2020

Planning, Administration, and Capacity Building	Planning and Capacity Building	CDBG: \$ / HOME: \$	Other	Other	1	1	0.00%	1	1	0.00%
Reduce Homelessness	Homeless	CDBG: \$ / HOME: \$ / ESG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	1500	194	26.53%	375	194	0.00%
Reduce Homelessness	Homeless	CDBG: \$ / HOME: \$ / ESG: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	35	41	0.00%	7	41	0.00%
Reduce Homelessness	Homeless	CDBG: \$ / HOME: \$ / ESG: \$	Homeless Person Overnight Shelter	Persons Assisted	375	376	0.0%	75	376	0.00%
Reduce Homelessness	Homeless	CDBG: \$ / HOME: \$ / ESG: \$	Homelessness Prevention	Persons Assisted	500	149	0.00%	105	159	0.00%

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

All funded activities are priority projects under the affordable housing and suitable living objectives. Funded projects were to meet affordable preservation goals (housing rehab) and suitable living environments through public infrastructure (water, sewer and drainage improvements) in low income areas but COVID has delayed the progress of some of these projects. CDBG public service and homeless service projects continued to be in high demand due to the needs and most exceeded goals. All those programs continued during COVID unlike other projects. When COVID hit and our shelters were full, partners with existing grants were able to pivot to meet immediate needs.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG	HOME	ESG
White	863	23	161
Black or African American	911	32	215
Asian	228	0	1
American Indian or American Native	25	0	2
Native Hawaiian or Other Pacific Islander	7	0	0
Black/white	20	2	
Other/multiple	75	3	29

Total	1923	60	408

Hispanic	456	12	59
Not Hispanic	1,467	48	349

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

The above table includes accomplishment data for the reporting program year. Program reports indicate that the 44.9% for CDBG funds served White families, 47.4% served Black families, 1.1% served Asian families, 0.4% served Native Hawaiian or other Pacific Islander and 4.9% served Multi-race/other. Of the 1923 families served, 24% identified as Hispanic. HOME funds which include downpayment, rental assistance and homebuyer activities, have benefitted 32 African American families compared to 23 White. Twelve (12) families identified as Hispanic.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	2,814,812	2,485,557
HOME	public - federal	1,253,803	1,706,395
ESG	public - federal	146,094	117,268

Table 3 - Resources Made Available

Narrative

Because the County’s program year begins late in the year after the construction season has ended, the internal planning and environmental review process takes up most of the beginning year. Once grant clearance is given, the County is allowed to obligate funds for engineering design work and project implementation takes place in mid-summer. Consequently, many of the larger expenditure items, such as Community Development/Creating improved living conditions through improvements to infrastructure and public facilities are delayed and expenditures lag behind. CDBG infrastructure projects picked back up in the 2020 Program year including the Fairmont water and sewer transfer project and CDBG rehab with senior services. Prior year funded projects including New Lenox infrastructure and affordable housing development were completed during the Program year. Two infrastructure projects funded in 2020 were also completed including improvements in Wilmington and Home Township. CDBG Public Service programs continued as COVID related impacts increased the need for homeless services and emergency housing. HOME program SF construction and rehab projects stalled due to COVID but picked back up near the end of the Program year. The TBRA program with the SAO is a needed program but there is a significant lack of rental housing units and the moratorium has exacerbated the availability of units and restricted housing movement. The currently funded program will be closed out at the completion of the last lease term and Program Year 2020 funds will be preprogrammed to Habitat for Humanity to administer a program in partnership with the Regional Office of Education to help homeless families with school aged children secure stable housing. The CDBG rehab program #1024 stalled and had issues with program design in Program year 2019. It was reevaluated and was cancelled this Program year. Non eligible funds were repaid to the County. The Analysis of Impediments study which was stalled in program year 2019 was completed.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
City of Joliet	34	27	3 activities are still underway
Entire Urban County	66	50	several projects did not complete by 9/30 and are carried over to the new program year
Fairmont Community	31		1 of 2 projects in Fairmont is complete
Ridgewood, Joliet Twsp	4	4	completed
Lockport Heights, HOMER Twsp	16	16	completed
Wilmington	7	7	completed
Village of Bolingbrook	10	0	Bolingbrook did not undertake their project during the program year

Table 4 – Identify the geographic distribution and location of investments

Narrative

The actual percentages in the city of Joliet and the Village of Bolingbrook are slightly lower in 2020 than planned. The VOB did not undertake an infrastructure improvement project in 2020 but is working with staff on identifying an eligible project. Housing counseling and CDBG rehab funded with VoB CDBG funds did continue through the program year.

City of Joliet reports its own CDBG distribution but for HOME funds, the City of Joliet and the County jointly support SF new construction. Work continued on previously funded projects including closing out a prior year funded downpayment assistance program that assisted 11 families and 3 Habitat homes. The TBRA program with the SAO is jointly funded by the County and COJ and is struggling due to lack of units and has assisted 3 households thus far.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

The County was able to leverage over 8M in other state and federal funds with the development of the permanent supportive housing development in New Lenox. HOME funding is gap financing and was needed to close the deal on that 25 unit development including 4 HOME units.

Investing in Habitat for Humanity home construction leverages private funds in the form of donations and donated labor. Each home constructed generates approximately 40% in donated materials and labor.

To aid in the development of affordable housing, the Division is researching the ability to establish a Reclaimed Property Program which would provide CHDO’s a right of first refusal on property that will be up for auction at the County Surplus Property Sale. This would provide CHDO’s land for housing redevelopment at the minimal cost of the administrative fee.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	7,353,341.64
2. Match contributed during current Federal fiscal year	32,238.36
3 .Total match available for current Federal fiscal year (Line 1 plus Line 2)	7,385,580
4. Match liability for current Federal fiscal year	0 - waiver
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	7,385,580

Table 5 – Fiscal Year Summary - HOME Match Report

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match
1008	10/09/20					11409.85		11409.85
1028	10/09/20					9032.40		9032.40
1055	4/19/21					8403.31		8403.31
1055	6/28/21					3392.35		3392.35

Table 6 – Match Contribution for the Federal Fiscal Year

HOME MBE/WBE report

Program Income – Enter the program amounts for the reporting period				
Balance on hand at begin-ning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
	44,899	44,899		

Table 7 – Program Income

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period

	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	

Contracts						
Number						
Dollar Amount						

Sub-Contracts						
Number						
Dollar Amount						

	Total	Women Business Enterprises	Male
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Contracts			
Number			
Dollar Amount			

Sub-Contracts			
Number			
Dollar Amount			

Table 8 - Minority Business and Women Business Enterprises

Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted

	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number						
Dollar Amount						

Table 9 – Minority Owners of Rental Property

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition

Parcels Acquired		
Businesses Displaced		
Nonprofit Organizations Displaced		
Households Temporarily Relocated, not Displaced		

Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number						
Cost						

Table 10 – Relocation and Real Property Acquisition

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	7	18
Number of Non-Homeless households to be provided affordable housing units	15	4
Number of Special-Needs households to be provided affordable housing units	7	0
Total	29	22

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	17	18
Number of households supported through The Production of New Units	11	2
Number of households supported through Rehab of Existing Units	1	2
Number of households supported through Acquisition of Existing Units	0	0
Total	29	22

Table 12 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

The goal to provide affordable housing units for non-homeless through rental assistance was not met due to the eviction moratorium which froze the rental housing market and limited the unit turnover and availability of suitable units.

The goal to create new housing units was also not met, particularly for special needs, was not met due to the project sponsor seeking additional funds to make up an increased gap due to construction cost increases

Discuss how these outcomes will impact future annual action plans.

Not meeting the rental assistance goals is a concern because of the underlying cause. The lack of rental units in the County is a concern. While the need for affordable rental units is great, the inventory of multifamily units is small which increases the rent in many areas. The lack of rental units also makes it difficult to house households with limited resources because they are unable to compete for the units without dedicated housing advocates assisting them in the process. This is also impacting our ESG RRH funds and the strategies of the CoC. The CoC a housing navigator to assist agencies in placing clients. The County will also have to explore options for more robust landlord engagement and for the development of units and addressing zoning reforms.

Not being able to create new units for special needs populations is a concern because of the underlying cause which is increased construction costs. This, and labor challenges, will likely impact future projects and will require more private partnerships.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	1102	42
Low-income	7860	7
Moderate-income	310	11
Total	1919	60

Table 13 – Number of Households Served

Narrative Information

The CDBG program assisted 1,919 low-income households. The HOME program assisted 60 low income families during the program year

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

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

Emergency shelters are provided by Catholic Charities, Diocese of Joliet, and Morning Star Mission. Kendall County PADS and Grundy Area PADS are not in operation due to COVID and are utilizing non congregate emergency shelter at hotels but funds are depleting faster than anticipated due to increasing needs. The Crisis Line of Will and Grundy Counties' hotline and website which was a 24 hour hotline to help provide support to those in crisis, closed in Dec 2020. Staff worked with United Way on plans for implementing a 211 system for the County and United Way received seed funding from the County to initiate a system to help fill this void.

Guardian Angel Community Services helps those experiencing domestic violence. The Will County Continuum of Care's Coordinated Entry System(CES) is open to all households who meet the HUD definition of homeless, as outlined in the HEARTH Act regulations, within Will, Kendall and Grundy Counties. There are many access points. CES is designed to connect people experiencing homelessness to the intervention to resolve their housing crisis and ensure permanent housing resources are targeted to those who have been homeless the longest and/or are most vulnerable. Crisis interventions (Emergency Shelter, Prevention, Diversion) are encouraged to operate with as few barriers to entry as possible.

Street outreach during COVID has been done through an ESG funded partner, Will Grundy Medical Clinic and by the Veterans Assistance Commission. Outreach teams serve as a system entry point. Unsheltered Persons are prioritized in the same manner as any other person who accesses CES.

Addressing the emergency shelter and transitional housing needs of homeless persons

Emergency shelter and transitional housing continues to be a great need in the County. During COVID, shelters had to reduce capacity to meet social distancing guidelines and one closed during the height of the pandemic. The County collaborated with other partners on an emergency housing plan which included utilizing a local hotel for overflow shelter and isolation. To keep the hotel units circulating, the CoC amended their prioritization to allow priority for rapid rehousing to those in the hotel. That model worked well and provided a no barrier

housing option that allowed housing providers a place to go to provide or connect hotel stayers to other needed services in addition to housing. The County also supported the purchase of a local hotel for emergency shelter purposes but the proposal did not get zoning board approval from the local jurisdiction where the hotel was located. Due to COVID and the lack of emergency shelter space, the Division, VAC and the Medical Clinic all utilize emergency shelter options at local hotels for those identified as medically vulnerable, veterans and/or families with school aged children. Despite the success of housing from the hotel during COVID, the CoC has reverted to pre-COVID prioritization. With a demonstrated need for hotel units to serve non congregate shelter, the Division continues to explore potential sites and partners. The Division is also looking for options to provide cold shelter to meet the needs caused by the reduced space at the Shelter.

The County started evaluating its homeless response system effectiveness during PY2019 but due to COVID, the progress stalled as did plans for developing a community wide plan to end homelessness. The purpose of the plan is to assess the needs and the current response system and provide recommendations that are more effective at leveraging other resources and the County anticipates picking that up again in PY21. There is a growing homeless population on the west side of Joliet and outreach is planned for that area. Additionally, there have been increased incidents of panhandling in other surrounding communities. The County MAPP Collaborative whose mission is to decrease disparities in access to health continues to be involved in assisting with the homeless and is working with the County Board Public Health Committee on establishing a resolution to recognize homelessness as a public health crisis. The MAPP collaborative hosted a vaccination site during the PIT count and another subsequent time to help provide access to vaccines for the unsheltered population. They are also helping provide COVID testing to the homeless currently in shelter.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after 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); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

The Division is working with a newly funded partner, Will Grundy Medical Clinic, to help address the medical needs of homeless people with chronic health conditions or frequent users of the ER to help increase the likelihood of these individuals getting and staying housed.

The Division worked with the 12th Circuit Court to establish a housing stability program for those families in Eviction Court post the eviction moratorium. Staff are present in court daily and offer housing navigation services to help tenants apply for IDHS court based rental assistance for rent arrearages, get eviction mediations services through the Court, legal services through Prairie State Legal or McKinney Vento Services through the Regional Office of Education. If no housing resolution is possible, families are connected to emergency shelter, rental assistance or security deposit assistance through other funded partners.

The Division is working with the Regional Office of Education on developing options to meet the housing needs of McKinney Vento children that are identified through their network.

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

According to the FY2020 PIT, on any given night, 263 people will experience homelessness in our community, 16% are unsheltered and the average length of time people experience homelessness is 42 days. Our community's strategies to reduce the length of time people experiencing homelessness include prioritizing CoC/ESG Permanent Housing Interventions to chronic households and those with the longest length of time homeless through the Will County Continuum of Care Coordinated Entry System (CES), shifting resources to diversify our community's housing portfolio and improve system performance, formalizing partnerships to increase housing inventory and referral availabilities, and decreasing barriers to emergency shelter entrance. Referrals for housing interventions are prioritized by length of time homelessness, need and Veteran Status. PSH may only place chronic households. The CES has implemented a standard assessment and referral at multi-site point of entry.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

The County works closely with the Housing Authority of Joliet (HAJ) in efforts to link Consolidated Planning goals and resources with the needs of the HAJ and stands ready to partner with the HAJ to provide gap financing and or funding for appropriate rebuilding efforts within the community. The housing authorities located within the County have limited housing choice vouchers available to allocate to reduce the affordable housing gap. However, the HAJ is partnering with the County and Joliet to assess fair housing in our community.

- The Housing Authority of Joliet has reached out to the CoC regarding the allocation of housing choice vouchers specifically targeted to the Moving On program. The CoC has been allocated Moving on Vouchers and continues the partnership

In addition to working with the Housing Authority of Joliet, the County via the Continuum of Care network began working with the Kendall Housing Authority in a similar manner as described above regarding the Moving On Program. The *Move On Project* is a collaborative effort partnership between the Kendall Housing Authority (KHA) and the partner agencies who are members the *Will-Grundy and Kendall Counties Continuum of Care (CoC)* to help households transition into a Housing Choice Voucher (HCV) as they continue on to self-sufficiency. The path for this transition is through the *HUD Mainstream Housing Choice Voucher Program*. This program provides tenant-based vouchers to assist non-elderly persons with disabilities (defined as a household composed of one or more persons 18 to 61 years of age with disabilities, which may include additional household members who are not non-elderly persons with disabilities), particularly those who are transitioning out of institutional or other separated settings; at serious risk of institutionalization; currently experiencing homelessness; previously experienced homelessness and currently a client in a permanent supportive housing or rapid rehousing project. This working agreement was memorialized in an MOU between the County and the HAJ which included the following goals:

- Will County Continuum of Care will coordinate outreach and referral of persons in institutional and other segregated settings who want to move to community-based integrated settings, persons at serious risk of institutionalization, homeless, or at risk of becoming homeless.
- Will County Continuum of Care has the funding and/or the staffing to support training and coordination of program implementation, including any necessary training between

PHA and partner organizations.

Will County Continuum of Care will assist persons with disabilities to apply to and obtain acceptance in housing programs, find housing, and/or secure home modifications and/or. The County supports the Housing Authority of Joliet in their efforts to rehabilitate their aging public housing stock. They were recently awarded Tax Credits to renovate the Stevenson building which is home to seniors and disabled. The rehab is substantial and will convert PH units to TC units.

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

The County is not involved in public housing management but has in previous years supported a rental housing development that has homeownership opportunities.

Actions taken to provide assistance to troubled PHAs

Not applicable

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken 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. 91.220 (j); 91.320 (i)

The Division has been an active participant in the Will County Housing Development Thought Leadership Group which identified the lack of housing policies as a barrier to development in addition to zoning and building codes. The County created an ad-hoc committee called the Modern Housing Solutions Committee to address housing issues in Will County and staff has regularly attended these meetings advocating for housing that meets the needs of the entire Will County income spectrum. The Continuum of Care presented on the housing needs of the vulnerable and housing insecure, the Three Rivers Association of Realtors presented on trends and changing demographics and how that is impacting the housing market, and the Center of Economic Development presented on how the lack of housing diversity is impacting economic development. The MHS drafted housing policies but progress stalled last year due to COVID but has picked up momentum again starting with a review of potential zoning amendments.

The Housing Development Thought Leadership Group will co-host listening sessions with the State for their State Housing Blueprint in February. Information gathered from residents and stakeholders during those sessions will be used to help inform the HOME ARP allocation plan

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

COVID exposed several obstacles to meeting underserved needs. Many community based organizations working in disinvested areas are under funded, have limited liquid assets and rely on volunteer labor. They also often have limited capacity to apply for and compete for federal grants they desperately need. Recognizing this, the County implemented the use of an equity lens for granting HUD CARES. The process provided an opportunity to assess grant making decisions from an equity standpoint and in doing so, impacted the funding decisions made. The County intends on building upon this and incorporating into the funding process.

Many of the areas we serve with CDBG for infrastructure improvements are also areas that have high health disparities according to data provided by the Will County MAPP Collaborative. These areas are also racially concentrated areas of poverty. Staff is actively working with the Collaborative for cross-sector alignment to help reduce health disparities and help reduce disparities in access to healthy food options.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

The Division provides owners of pre-1978 built houses that are eligible for Rehab, such as the CDBG rehab program with Senior Services of Will County with the lead paint 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.

With high numbers of pre-1978 homes located in the greater Joliet area, the Division intends on looking at the possibility of applying for healthy homes grants to help address lead paint in homes and water lines.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

The County funds housing programs that assist families struggling to make ends meet in an effort to reduce their housing costs in the form of tenant based rental assistance. The County also supports the development of new affordable housing. A new 25 unit permanent supportive housing development targeting households with disabilities earning under 30% AMI is fully occupied and has a waiting list. The county also funds housing stability programs, homeless services programs in an effort to reduce housing costs for families.

In addition to subsidizing housing costs, reducing the number of poverty level families, could also include strategies to increase wages. The County has not funded any projects specifically to reduce the number of poverty level families using this strategy but plans on collaborating with the Workforces services division and is working on collaborating with the United Way on their economic mobility plan which includes addressing the needs of ALICE families. ALICE is an acronym for Asset Limited, Income Constrained, Employed — households that earn more than the Federal Poverty Level, but less than the basic cost of living for the county (the ALICE Threshold). While conditions have improved for some households, many continue to struggle, especially as wages fail to keep pace with the cost of household essentials (housing, child care, food, transportation, health care, and a basic smartphone plan). ALICE workers educate our children, keep us healthy, and make our quality of life possible, yet do not earn enough to support their own families. ALICE households are forced to make tough choices, such as deciding between quality child care or paying the rent, which have long-term consequences not

only for ALICE, but for all. In Will County 7% of households live below the poverty line and 23% of ALICE families.

The County We Will Grow program is working with community garden partners to increase access to health food options in identified food desert areas. The initiative is in partnership with the MAPP Collaborative and includes growing, processing and training to grow the local food system to address food insecurity. The goal of the initiative is to increase self sufficiency and economic development opportunities to food entrepreneurs by providing an opportunity for training in growing food, food preparation and commercial kitchen standards.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

Staff is working on cross sector alignment building upon on 2020-2024 con plan. This includes strategies to align funds with goals in the health department plan, our neighborhood plans and the continuum of care plans to increase collective impact in these areas.

Recognizing the needs in racially concentrated areas of poverty, the County and the City of Joliet jointly submitted a grant proposal to the State for planning and assessment in R3 zones (DCEO designated areas of disinvestment) and were awarded funds. The grant will assess the 5 areas, Civil Legal Aid, Economic Development, Reentry, Violence Prevention and Youth Development. The County anticipates aligning resources to the implementation of that plan as well to increase collective impact, once completed.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

COVID also exposed a need to coordinate efforts among the various social service agencies. The County lacks a centralized community referral system and Crisis Line of Will County served in that capacity but closed in December of 2020. Staff worked with the United Way on taking the steps to implement a 2-1-1 system for Will County and was successful at getting seed funding from the County for implementation and anticipated launch in June of 2022.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

The County's Analysis of Impediments to Fair Housing Choice (AI) was completed in February of 2016. The AI identified 11 impediments to fair housing. The County has been working towards addressing identified impediments and raising awareness of fair housing issues in the following manner:

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- Staff continued to work on a collaborative Fair Housing Assessment with the City of Joliet and the Housing Authority of Joliet and completed the Study.
- Staff continues to use "We WILL Build" as an education and outreach tool including the use of social media to raise awareness on housing issues in Will County. Staff added a webpage to the Community Development site specifically for this effort. At the end of the program year, the facebook page had 306 followers and we are working on increasing the following.
- The County Board proclaimed April as Fair Housing Month
- The Division hosted 12 listen and learn sessions during the month of April to help increase awareness about funding opportunities, build community capacity in housing services and development and highlight the work of partners in addressing access to health, housing and local food

CR-40 - Monitoring 91.220 and 91.230

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

Program monitoring takes place (desk monitoring) each time a voucher is submitted for payment of an activity and prior to the draw down from IDIS. Additionally in order to keep all activities on pace with the original sub recipient agreement, progress reports (monthly or quarterly) are submitted by each sub recipient. This progress report is required to provide a status of any progress made during the prior monthly period. On site monitoring occurs each time a milestone is achieved. Such milestones are tied to 25%, 50% and 100% completion status. Payrolls and invoices are also monitored for adherence to programmatic requirements. *See monitoring in appendix attachment*

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

The County publishes PUBLIC NOTICES for each milestone report during the program year, including this CAPER, THE ANNUAL ACTION PLAN AND CONSOLIDATED PLANS.

The public notice for the availability of this CAPER was published in the Herald News and the County Land Use website. Citizens have the required 15 days to comment prior to the submission of the report to HUD. The County also made the report available to view in person at the Will County Land Use Department in Joliet, Illinois. The CAPER report is also shared with the CDBG/HOME Advisory Board.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction’s program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

The County did not change it's program objectives but did have to pivot to address COVID related needs in 2020. Many of the CDBG projects including public infrastructure and rehab stalled due to COVID related safety protocols and social distancing. At the same time, other needs surfaced including the need for food and emergency housing options. These services are more public service related projects and the highest hit areas were those areas with high minority concentrations and high poverty. Because this is likely to continue into the PY 21 and 22, the Division may need to solicit applications for housing related services and economic development rather than infrastructure.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

CR-50 - HOME 91.520(d)

Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations

Please list those projects that should have been inspected on-site this program year based upon the schedule in §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation. See the monitoring list in the appendix.

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 92.351(b)

The County funds single family new construction, rental new construction, group home rehab, tenant based rental assistance and downpayment assistance program with HOME funds. all recipients are required to submit and adhere to an affirmative marketing plan with their program.

Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics

\$44,899 was received in program income and was used for general administrative services.

Describe other actions taken to foster and maintain affordable housing. 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 91.320(j)

The Division participates in the Will County Housing Development Thought Leadership group and advocates for more diverse housing options to help meet the needs of residents. Staff is working with the zoning staff to identify and address potential barriers to affordable housing development in the zoning code including definitions, restrictions on accessory dwelling units, and setbacks. Staff is working with the HDTLG on engaging minority-owned developers and community builders to identify projects and to help build capacity for affordable housing development. Staff is working with the building department to get MBE/WBE/SEc 3 status included on the 2021 contractor registration forms to increase opportunities. Staff is also working on engaging municipalities to help address the need for more diverse housing options and sent the CMAP Technical assistance grant to all municipalities for consideration and three Will County municipalities applied. The County also actively engages with social service agencies that have clients with specific housing needs including recovery homes, housing for veterans and housing options for the homeless and people with disabilities.

CR-60 - ESG 91.520(g) (ESG Recipients only)

ESG Supplement to the CAPER in *e-snaps*

For Paperwork Reduction Act

1. Recipient Information—All Recipients Complete

Basic Grant Information

Recipient Name WILL COUNTY

Organizational DUNS Number 102539843

EIN/TIN Number 366006672

Identify the Field Office CHICAGO

Identify CoC(s) in which the recipient or sub recipient(s) will provide ESG assistance

ESG Contact Name

Prefix Ms

First Name Martha

Middle Name M

Last Name Sojka

Suffix 0

Title Community Development Administrator

ESG Contact Address

Street Address 1 58 E. Clinton Street

Street Address 2 Suite 100

City Joliet

State IL

ZIP Code -

Phone Number 8157743364

Extension 0

Fax Number 8157747895

Email Address msojka@willcountyillinois.com

ESG Secondary Contact

Prefix

First Name

Last Name

Suffix

Title

Phone Number

Extension

Email Address

2. Reporting Period—All Recipients Complete

Program Year Start Date 10/01/2020

Program Year End Date 09/30/2021

3a. Subrecipient Form – Complete one form for each subrecipient

Subrecipient or Contractor Name: Will County Center for Community Concerns

Subrecipient or Contractor Name: Catholic Charities Daybreak Shelter

CR-65 - Persons Assisted

4. Persons Served

4a. Complete for Homelessness Prevention Activities

Number of Persons in Households	Total
Adults	0
Children	0
Don't Know/Refused/Other	0
Missing Information	0
Total	0

Table 16 – Household Information for Homeless Prevention Activities

4b. Complete for Rapid Re-Housing Activities

Number of Persons in Households	Total
Adults	26
Children	6
Don't Know/Refused/Other	0
Missing Information	
Total	32

Table 17 – Household Information for Rapid Re-Housing Activities

4c. Complete for Shelter

Number of Persons in Households	Total
Adults	315
Children	61
Don't Know/Refused/Other	0
Missing Information	
Total	376

Table 18 – Shelter Information

4d. Street Outreach

Number of Persons in Households	Total
Adults	0
Children	0
Don't Know/Refused/Other	0
Missing Information	0
Total	0

Table 19 – Household Information for Street Outreach

4e. Totals for all Persons Served with ESG

Number of Persons in Households	Total
Adults	341
Children	67
Don't Know/Refused/Other	
Missing Information	
Total	408

Table 20 – Household Information for Persons Served with ESG

5. Gender—Complete for All Activities

	Total
Male	271
Female	134
Transgender	3
Don't Know/Refused/Other	
Missing Information	
Total	408

Table 21 – Gender Information

6. Age—Complete for All Activities

	Total
Under 18	67
18-24	26
25 and over	315
Don't Know/Refused/Other	
Missing Information	
Total	408

Table 22 – Age Information

7. Special Populations Served—Complete for All Activities

Number of Persons in Households

Subpopulation	Total	Total Persons Served – Prevention	Total Persons Served – RRH	Total Persons Served in Emergency Shelters
Veterans	6		0	6
Victims of Domestic Violence	62		7	55
Elderly	26		0	26
HIV/AIDS	2		0	2
Chronically Homeless	55		9	46

Persons with Disabilities:				
Severely Mentally Ill	121		13	
Chronic Substance Abuse	56		2	
Other Disability	51		9	
Total (unduplicated if possible)	228		24	

Table 23 – Special Population Served

CR-70 – ESG 91.520(g) - Assistance Provided and Outcomes

10. Shelter Utilization

Number of New Units – Rehabbed	
Number of New Units – Conversion	
Total Number of bed - nights available	
Total Number of bed - nights provided	
Capacity Utilization	

Table 24 – Shelter Capacity

11. Project Outcomes Data measured under the performance standards developed in consultation with the CoC(s)

CR-75 – Expenditures

11. Expenditures

11a. ESG Expenditures for Homelessness Prevention

	Dollar Amount of Expenditures in Program Year		
	2018	2019	2020
Expenditures for Rental Assistance	56,441	64,762	
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance			
Expenditures for Housing Relocation & Stabilization Services - Services			
Expenditures for Homeless Prevention under Emergency Shelter Grants Program			
Subtotal Homelessness Prevention			

Table 25 – ESG Expenditures for Homelessness Prevention

11b. ESG Expenditures for Rapid Re-Housing

	Dollar Amount of Expenditures in Program Year		
	2018	2019	2020
Expenditures for Rental Assistance			80,471
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	49,898	46,100	
Expenditures for Housing Relocation & Stabilization Services - Services			
Expenditures for Homeless Assistance under Emergency Shelter Grants Program			
Subtotal Rapid Re-Housing			

Table 26 – ESG Expenditures for Rapid Re-Housing

11c. ESG Expenditures for Emergency Shelter

	Dollar Amount of Expenditures in Program Year		
	2018	2019	2020
Essential Services			34,400
Operations			
Renovation			
Major Rehab			
Conversion			
Subtotal			

Table 27 – ESG Expenditures for Emergency Shelter

11d. Other Grant Expenditures

	Dollar Amount of Expenditures in Program Year		
	2018	2019	2020
Street Outreach			
HMIS		26,693	0
Administration	3,648	4,375	4,996

Table 28 - Other Grant Expenditures

11e. Total ESG Grant Funds

Total ESG Funds Expended	2018	2019	2020
	109,598	141,930	117,268

Table 29 - Total ESG Funds Expended

11f. Match Source

	2018	2019	2020
Other Non-ESG HUD Funds	113,640	waived	waived
Other Federal Funds			
State Government			
Local Government			
Private Funds			
Other			
Fees			
Program Income			
Total Match Amount			

Table 30 - Other Funds Expended on Eligible ESG Activities

11g. Total

Total Amount of Funds Expended on ESG Activities	2018	2019	2020
	214,238		

Table 31 - Total Amount of Funds Expended on ESG Activities

PY2020 CAPER Attachments

Community Development Division Summary Report

Village of Bolingbrook at a Glance

SP-80 Monitoring Policies & Procedures

PY2020 Monitoring Inspection Report

IDIS Reports

PR23 CDBG Summary of Accomplishments

PR23 HOME Summary of Accomplishments

PR26 CDBG Financial Summary

PR33 HOME Match Liability Report

PR91 ESG Financial Summary

ESG Sage Reports