

Will County Illinois
Annual Action Plan
For Program Year 2022
For the Will County CDBG Urban County
and the Joliet/Will County HOME
Consortium

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

Introduction

The main source of funding for the goals, programs, and projects discussed in this Consolidated Plan will come from the Community Development Block Grant (CDBG), and the HOME Investment Partnerships Program (HOME). The County did not receive an allocation of ESG this program year. Applications that were submitted for ESG, cannot be funded.

Community Development Block Grant (CDBG)

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

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

Section 108 Loan Guarantee Funds (CDBG 108)

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

HOME Investment Partnerships Program (HOME)

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

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

Anticipated Resources

Program	Expected Amount Available Year 2				Years 4-5
	Allocation	Program Income	Prior Year Resources:	Total:	
CDBG (Federal)	\$1,986,288	\$25,000	\$135,000	\$2,146,288	\$3,972,576
HOME (Federal)	\$1,392,927	\$0	\$1,100,000	\$2,492,927	\$2,785,854

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

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

Additional funding (leveraging) is supplied by Low Income Housing Tax Credits, private funding, and a number of other funding sources, including the State of Illinois Strong Communities Program to assist in clearance and removal of blighting conditions.

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

The County is exploring the ability to acquire property through the trustee’s tax sale for community development purposes.

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

#	Goal Name	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Improve Condition of Housing Stock	Bolingbrook Homer Twsp Will County	Affordable Housing	CDBG: \$678,104	40 Owner Units Rehabilitated 30 Rental units rehabilitated
2	Create Affordable Housing	Joliet Elwood Countywide	Affordable Housing	HOME: \$1,410,000 CDBG:\$50,000	125 affordable rentals secured 14 TBRA units/housing services 5 Owner Units Constructed
3	Increase Homeownership	Bolingbrook Countywide	Affordable Housing	CDBG: \$161,000 HOME: \$543,634.30	70 housing counseling 50 pre-purchase counseling 35 DPA
4	Reduce Homelessness	Countywide	Homelessness	CDBG: \$225,000 HOME: \$200,000	260 Homeless Prevention 75 Homeless Medical services 29 TBRA household subsidies 50 Homeless Services
5	Eliminate Blighted Conditions		Community Development		No Action in Program Year
6	Increase Economic Opportunities	Countywide	Economic Development	CDBG: \$75,000	10 micro enterprises
7	Improve Neighborhood Infrastructure and Facilities	Ridgewood Bolingbrook Plainfield Twsp Joliet Twsp	Suitable Environment	CDBG: \$334,369 CDBG PF: \$85,557.60	650 persons served, 2 Infrastructure improvements 2 public facilities, TBD served
8	Improve Public Services	Countywide Preston Heights	Suitable Environment	CDBG: \$140,000	TBD Persons served
9	Planning, Administration, and Capacity Building		All	CDBG: \$397,257.60 HOME: \$139,292.70	Other: 1 Other
10	Advance Fair Housing and Equal Opportunity		All		No Action in Program Year

1. Improve Condition of Housing Stock

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

PY2022 Projects serving this goal:

Owner Occupied Rehab & Repair- Bolingbrook and Will County	\$ 170,000.00
Homer Township Senior housing rehab	\$ 508,104.00

2. Create New Affordable Housing

The County will use available federal resources to subsidize the development of new affordable housing units. Eligible projects may include new construction or the acquisition and rehabilitation of existing properties. Housing may be rental or homebuyer. The County will also provide support to tenant-based rental assistance programs with the goal of making existing, market rate rental properties affordable to low- and moderate-income populations.

PY2022 Projects serving this goal:

Housing Service TBRA - all	\$ 50,000.00
Habitat CHDO Operations	\$ 60,000.00
CHDO Habitat New Development - Elwood	\$ 350,000.00
Habitat New Development - City of Joliet	\$ 525,000.00
Tenant Based Rental Assistance, all - WCCCC	\$ 200,000.00
Tenant Based Security Deposit Assistance - HAJ	\$ 275,000.00

3. Increase Homeownership

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

PY2022 Projects serving this goal:

Housing Counseling HOME DPA	\$ 125,000.00
Housing Counseling - Bolingbrook	\$ 36,000.00
HOME Consortium down payment assistance	\$ 543,634.30

4. Reduce Homelessness

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

PY2022 Projects serving this goal:

Housing Services TBRA - CoC	\$ 100,000.00
Homeless Prevention- Catholic Charities	\$ 45,000.00
Homeless services WCCCC	\$ 40,000.00
Homeless Medical Care WGMC	\$ 40,000.00
Tenant Based Rental Assistance, CoC - WCCCC	\$ 200,000.00
Tenant Based Rental Assistance, CoC - Trinity Services	\$ 200,000.00

5. Eliminate Blighted Conditions

The County will use available federal resources to demolish and clear blighted structures to eliminate factors that contribute to neighborhood decline and make private investment and redevelopment more feasible. No FY2022 Projects will serve this goal. However, the County applied for and received a grant from the Illinois Housing Development Authority for this purpose through the Strong Communities Program and will continue to work with Code Enforcement demolition of abandoned blighted properties.

6. Increase Economic Opportunities

The County will use available resources to programs and projects that create economic opportunity and access to suitable living environments. Funds will be used to help local businesses or micro enterprises. Potential projects and programs include small business assistance programs, microenterprise programs, job training, and other supportive services to assist low- and moderate-income households.

Microenterprise Program - County	\$ 75,000.00
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7. Improve Neighborhood Infrastructure and Facilities

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

PY2022 Projects serving this goal:

IEPA Loan Repayment	\$ 115,000.00
Infrastructure Improvements - Bolingbrook	\$ 219,368.80
Conditional projects (Plainfield Twsp & Forest Park)	\$ 85,557.60

8. Improve Public Services

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

PY2022 Projects serving this goal:

Food supplements to pantry partners	\$ 45,000.00
Food bank logistics support	\$ 45,000.00
Food pantry operations	\$ 50,000.00

9. Planning, Administration, and Capacity Building

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

PY2022 Projects serving this goal:

CDBG admin	\$ 397,257.60
HOME admin	\$ 139,292.70

AP-35 Projects - 91.420, 91.220(d)

Project Name	Owner Occupied Rehab & Repair Bolingbrook & Will County
Target Area	Bolingbrook & Will County
Goals Supported	Improve Condition of Housing Stock
Needs Addressed	Affordable Housing
Funding	CDBG: \$170,000
Description	This program provides financial assistance to low/mod senior residents for emergency home repairs. Eligible repairs must correct items that present an immediate threat to the health, safety, and quality of life of the tenant, including HVAC and plumbing repairs. The program will be administered by Senior Services of Will County.
Target Date	September 30, 2022
Goal	40 households
Location Description	Bolingbrook & Will County
Planned Activities Eligibility	Eligibility: 14A single unit rehabilitation National Objective: Low Mod Housing (LMH) national objective

Project Name	Homer Township Subsidized Senior Housing rehab
Target Area	Bolingbrook and Will County
Goals Supported	Improve condition of housing stock
Needs Addressed	Affordable Housing
Funding	CDBG: \$508,104
Description	Funds will be used for roofing, gutters, and skylights repairs
Target Date	September 30, 2023
Goal	30 households
Location Description	Founders Crossing Community- south of 143 rd St. West of Bell Rd
Planned Activities Eligibility	14D Rehabilitation: Other Publicly Owned Residential Buildings 24 CFR 570.202(a)(2) or 42 USC 5305(a)(4) National Objective: Low Mod Housing (LMH) national objective

Project Name	Habitat for Humanity Development
Target Area	Elwood, IHDA Opportunity area
Goals Supported	Create New Affordable Housing
Needs Addressed	Affordable Housing
Funding	HOME: \$350,000
Description	Funds will be used for development subsidies in the construction of 1 affordable duplex (2 units) in the Village of Elwood to sell to low to moderate-income families.
Target Date	September 30, 2023
Goal	2 Homebuyer units (1 Duplex)
Location Description	Elwood, IL
Planned Activities Eligibility	HOME Acquisition and New Construction 24 CFR 92.300

Project Name	Habitat for Humanity Development
Target Area	Joliet
Goals Supported	Create New Affordable Housing
Needs Addressed	Affordable Housing
Funding	HOME: \$525,000
Description	Funds will be used for development subsidies in the construction of 3 affordable units in the City of Joliet to sell to low to moderate-income families.
Target Date	September 30, 2023
Goal	3 Homebuyer units
Location Description	City of Joliet
Planned Activities Eligibility	HOME Acquisition and New Construction 24 CFR 92.300

Project Name	Habitat for Humanity – Operations
Target Area	None
Goals Supported	Create New Affordable Housing
Needs Addressed	Affordable Housing
Funding	HOME: \$60,000
Description	Habitat for Humanity will receive an operational subsidy to help their organization build capacity to provide additional affordable housing throughout the County.
Target Date	September 30, 2023
Goal	Not applicable for operational subsidy.
Location Description	Not applicable
Planned Activities Eligibility	HOME – CHDO Operations 24 CFR 92.208

Project Name	Tenant-Based Security Deposit Program
Target Area	None
Goals Supported	Create New Affordable Housing
Needs Addressed	Affordable Housing
Funding	HOME: \$275,000
Description	Housing Authority of Joliet will use the HOME funding to provide security deposit assistance to Housing Choice Voucher clients
Target Date	September 30, 2023
Goal	125 households.
Location Description	Assistance available through the Housing Authority if Joliet and funds can be used throughout Will County
Planned Activities Eligibility	HOME Security Deposit only program 24 CFR 92.209(a)

Project Name	Tenant-Based Rental Assistance
Target Area	None
Goals Supported	Create New Affordable Housing
Needs Addressed	Affordable Housing
Funding	HOME: \$200,000 CDBG: \$50,000
Description	Will County Center for Community Concerns (WCCCC) will use the HOME funding to administer a tenant-based rental assistance program that serves homeless and at-risk households. The program will provide rental subsidies while the participants receive supportive services including case management, housing location, life skills, education, and advocacy. Participants are responsible for paying 30% of income toward rent. CDBG funds will be used to support clients within tenant-based rental assistance programs throughout the county.
Target Date	September 30, 2024
Goal	14 households.
Location Description	Not applicable. To apply for assistance, contact WCCCC at (815) 722-0722. 2455 Glenwood Ave, Joliet, IL 60435
Planned Activities Eligibility	HOME Tenant-Based Rental Assistance (TBRA) 24 CFR 92.209 Eligibility: 14J CDBG Housing Services National Objective: Low Mod Housing

Project Name	Housing Counseling – Community Service Council - Bolingbrook
Target Area	Bolingbrook
Goals Supported	Increase homeownership
Needs Addressed	Affordable Housing
Funding	CDBG: \$36,000
Description	Funds will be used to provide housing counseling to households facing foreclosure and those looking to purchase a home. Comprehensive counseling educates new homebuyers on the process and leads to responsible homeownership and more stable neighborhoods.
Target Date	September 30, 2023
Goal	70 Households
Location Description	Services available to persons throughout Will County at CSC, located at: 440 Quadrangle Drive, Suite C Bolingbrook IL 60440 Phone: 815-886-5000
Planned Activities Eligibility	Eligibility: 05U CDBG Public Services (24 CFR 570.201(e)) National Objective: Limited Clientele (LMC)

Project Name	HOME Consortium Down Payment Assistance
Target Area	None
Goals Supported	Increase Homeownership
Needs Addressed	Affordable Housing
Funding	HOME: \$543,634.30
Description	Funds will be made available to qualifying low and moderate-income homebuyers for the purchase of an affordable housing unit.
Target Date	September 30, 2023
Goal	35 Homebuyers
Location Description	Countywide
Planned Activities Eligibility	Eligibility: HOME Down payment assistance 24 CFR 92.254(f)

Project Name	Housing Counseling – HOME DPA
Target Area	Bolingbrook
Goals Supported	Increase homeownership
Needs Addressed	Affordable Housing
Funding	CDBG: \$125,000
Description	<p>Funds will be used to provide housing counseling to households looking to purchase a home utilizing Downpayment assistance through the HOME DPA Program. Comprehensive counseling is required as part of the HOME DPA Program and must be done by HUD certified counselors. Housing Counseling educates new homebuyers on the process and leads to responsible homeownership and more stable neighborhoods.</p> <p>Will County Center for Community Concerns - \$75,000 Community Service Council - \$50,000</p>
Target Date	September 30, 2023
Goal	50 Households
Location Description	<p>Services available to persons throughout Will County at CSC, located at:</p> <p>440 Quadrangle Drive, Suite C Bolingbrook IL 60440 Phone: 815-886-5000</p> <p>Will County Center for Community Concerns 2455 Glenwood Ave, Joliet, IL 60435 Phone: (815) 722-0722</p>
Planned Activities Eligibility	Eligibility: 14K CDBG Housing Counseling for HOME DPA 24 CFR 92.254(a)(3)

Project Name	Homeless Prevention – Catholic Charities
Target Area	Bolingbrook & University Park
Goals Supported	Reduce Homelessness
Needs Addressed	Homelessness
Funding	CDBG: \$45,000
Description	Funds will be used to support a Catholic Charities program that provides access to case management, emergency services and homeless prevention assistance for low-income individuals and families living in underserved areas of Will County. The Homeless Prevention and Emergency Services Outreach Program will provide basic needs support such as food, clothing, transportation, and prescription assistance. To ensure housing stability, the program will also assist clients with rent, mortgage, and utility arrearages, as well as security deposits. Clients may also obtain referrals for linkage to other essential services.
Target Date	September 30, 2023
Goal	260 Households
Location Description	Services available to persons throughout Will County. Catholic Charities will provide services at three locations: University Park Town Center 44 Towncenter Drive University Park, IL 60484 Bolingbrook – Wood View Elementary School 197 Winston Dr, Bolingbrook, IL 60440 Bolingbrook – Community Service Council 440 Quadrangle Drive, Suite C, Bolingbrook IL 60440
Planned Activities Eligibility	Eligibility: 03T CDBG Public Services (24 CFR 570.201(e)) National Objective: Limited Clientele (LMC)

Project Name	Homeless Services – WCCCC
Target Area	None
Goals Supported	Reduce Homelessness
Needs Addressed	Homelessness
Funding	CDBG: \$40,000
Description	Funds will be provided to the Will County Center for Community Concern (WCCCC) to provide case management services to homeless persons with the goal of placing the household in permanent and stable housing.
Target Date	September 30, 2023
Goal	50 households
Location Description	Countywide. Services administered by WCCC at: 2455 Glenwood Ave, Joliet, IL 60435 Phone: (815) 722-0722
Planned Activities Eligibility	Eligibility: 03T CDBG Public Services (24 CFR 570.201(e)) National Objective: Limited Clientele (LMC) presumed benefit

Project Name	Homeless Medical Care – Will Grundy Medical Clinic
Target Area	None
Goals Supported	Reduce Homelessness
Needs Addressed	Homelessness
Funding	CDBG: \$40,000
Description	Funds will be provided to the Will Grundy to provide case management services to homeless persons with the goal of placing the household in permanent and stable housing.
Target Date	September 30, 2022
Goal	75 households
Location Description	Countywide. Services administered by WGMC
Planned Activities Eligibility	Eligibility: 03T CDBG Public Services (24 CFR 570.201(e)) National Objective: Limited Clientele (LMC) presumed benefit

Project Name	Tenant Based Rental Assistance – WCCCC
Target Area	None
Goals Supported	Reduce Homelessness
Needs Addressed	Homelessness
Funding	HOME: \$200,000 CDBG: \$50,000
Description	Funds will be provided to the Will County Center for Community Concern (WCCCC) to provide case management services to homeless persons with the goal of placing the household in permanent and stable housing in coordination with the Continuum of Care
Target Date	September 30, 2024
Goal	14 households
Location Description	Countywide. Services administered by WCCC at: 2455 Glenwood Ave, Joliet, IL 60435 Phone: (815) 722-0722
Planned Activities Eligibility	HOME Tenant-Based Rental Assistance (TBRA) 24 CFR 92.209 Eligibility: 14J CDBG Housing Services National Objective: Limited Clientele (LMC) presumed benefit

Project Name	Tenant Based Rental Assistance – Trinity Services
Target Area	None
Goals Supported	Reduce Homelessness
Needs Addressed	Homelessness
Funding	HOME: \$200,000 CDBG: \$50,000
Description	Funds will be provided to the Trinity Services to provide case management services to homeless persons with the goal of placing the household in permanent and stable housing in coordination with the Continuum of Care
Target Date	September 30, 2024
Goal	15 households
Location Description	Countywide. Services administered by Trinity Services at: 301 Veterans Parkway

	New Lenox, IL 60451 815-485-6197
Planned Activities Eligibility	HOME Tenant-Based Rental Assistance (TBRA) 24 CFR 92.209 Eligibility: 14J CDBG Housing Services National Objective: Limited Clientele (LMC) presumed benefit

Project Name	Micro enterprise Assistance Program
Target Area	
Goals Supported	Increase Economic Opportunities
Needs Addressed	Non-housing Community Development
Funding	CDBG: \$75,000
Description	Microenterprises, small businesses with five or fewer employees, based in Will County can apply for Micro-Enterprise (CDBG-ME) funding to assist in meeting the operational needs of the business. Eligible businesses/entrepreneurs include those that are part of Will County Food Sector.
Target Date	September 30, 2023
Goal	10 micro-enterprises
Location Description	County
Planned Activities Eligibility	18C: Economic Development: Microenterprise Assistance 24 CFR 570.201(o) or 42 USC 5305(a)(22) + 24 CFR 570.482(c)

Project Name	Neighborhood Infrastructure and Facilities - IEPA Loan
Target Area	Ridgewood
Goals Supported	Improve Neighborhood Infrastructure and Facilities
Needs Addressed	Non-housing Community Development
Funding	CDBG: \$115,000
Description	Payment of debt service on IEPA loan to make improvements to Ridgewood water and sewer infrastructure.
Target Date	September 30, 2023
Goal	500 persons
Location Description	Ridgewood
Planned Activities Eligibility	Public Facilities and Improvements: 24 CFR 570.201(c) Low Mod Area 570.208(a)(1)

Project Name	Neighborhood Infrastructure – Bolingbrook
Target Area	CDBG eligible areas in Bolingbrook
Goals Supported	Improve Neighborhood Infrastructure and Facilities
Needs Addressed	Non-housing Community Development
Funding	CDBG: \$219,368.80
Description	The Village will use CDBG to support infrastructure projects in low- and moderate-income neighborhoods, such as street improvements and streetscaping, and sidewalks.
Target Date	September 30, 2023
Goal	150 persons in service area
Location Description	To be determined
Planned Activities Eligibility	Public Facilities and Improvements: 24 CFR 570.201(c) Low Mod Area 570.208(a)(1)

Project Name	Community Public Facilities
Target Area	
Goals Supported	Improve Neighborhood Infrastructure and Facilities
Needs Addressed	Non-housing Community Development
Funding	CDBG: \$30,000
Description	Funds are conditional on determining project costs and determination of beneficiaries Forest Park Community Center - \$30,000
Target Date	September 30, 2023
Goal	Beneficiaries to be determined
Location Description	Joliet Township
Planned Activities Eligibility	03E Neighborhood Facilities 24 CFR 570.201(c) or 42 USC 5305(a)(2)

Project Name	Community Public Facilities
Target Area	
Goals Supported	Improve Neighborhood Infrastructure and Facilities
Needs Addressed	Non-housing Community Development
Funding	CDBG: \$55,557.60
Description	Funds are conditional on determining project costs and beneficiaries Plainfield Township Community Center - \$55,557.60
Target Date	September 30, 2023
Goal	Beneficiaries to be determined
Location Description	Plainfield Township
Planned Activities Eligibility	03E Neighborhood Facilities 24 CFR 570.201(c) or 42 USC 5305(a)(2)

Project Name	Northern Illinois Food Bank
Target Area	
Goals Supported	Improve Public Services
Needs Addressed	Non-housing Community Development
Funding	CDBG: \$45,000
Description	To purchase food items in high demand but not commonly donated, that will provide access to at least 50,000 meals. will also donate food to Daybreak and MorningStar
Target Date	September 30, 2023
Goal	31,000 persons/month
Location Description	Countywide / Will County partner pantries
Planned Activities Eligibility	05W Food Banks 24 CFR 570.201(e) or 42 USC 5305(a)(8) + 24 CFR 570.482(c)(2)

Project Name	Illinois Partners in Hope
Target Area	
Goals Supported	Improve Public Services
Needs Addressed	Non-housing Community Development
Funding	CDBG: \$45,000
Description	Hybrid food bank providing food to 25,000+- people per month at no cost to partner pantries. Assist with distribution staff and cost of food/logistics
Target Date	September 30, 2023
Goal	25,000/month
Location Description	Countywide-serve pantry clients & mass food distributions throughout Will County
Planned Activities Eligibility	05W Food Banks 24 CFR 570.201(e) or 42 USC 5305(a)(8) + 24 CFR 570.482(c)(2)

Project Name	National Hookup of Black Women Food Pantry
Target Area	Preston Heights / Sugar Run Creek Plan
Goals Supported	Improve Public Services
Needs Addressed	Non-housing Community Development
Funding	CDBG: \$85,557.60
Description	Staffing for food pantry operations, home delivery services, maintenance, and expansion of existing community garden & orchard.
Target Date	September 30, 2023
Goal	Currently serving 300-400 weekly-25% increase in individuals served (88) and 120 additional home deliveries and walk-in clients.
Location Description	1705 S. Richards Street, Joliet
Planned Activities Eligibility	05W Food Banks 24 CFR 570.201(e) or 42 USC 5305(a)(8) + 24 CFR 570.482(c)(2)

Project Name	CDBG and HOME Administration
Target Area	None
Goals Supported	All
Needs Addressed	Planning and Capacity Building
Funding	CDBG: \$397,257.60 HOME: \$139,292.70
Description	Funds will be used to support the County's planning, administration, and oversight of federally funded projects.
Target Date	September 30, 2023
Goal	Not applicable
Location Description	Not applicable
Planned Activities Eligibility	Planning and Administration General Program Administration 24 CFR 570.206 or 24 CFR 570.489(a)(3)

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

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

For the third year of this Consolidated Plan cycle, the County will provide an allocation of Bolingbrook per the joint agreement. For HOME funds, the City of Joliet will receive a portion of funds based on the existing HOME Consortium agreement. The City and the County will also jointly fund a downpayment assistance program. The remaining funds will be distributed based more on alignment with the priority needs and perceived outcomes than geographic location. For the remaining 2 years of the Consolidated Plan, the County will explore the identification of additional target areas in order to leverage and better coordinate other available resources and initiatives occurring in specific neighborhoods.

Obstacles to addressing underserved needs continues to be a lack of affordable housing options throughout Will County.

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

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

Under the CDBG program, investments that benefit specific areas are limited to those where at least 51% of the residents are considered to be low- and moderate-income (LMI) that have incomes less than 80% of the area median income. Will County qualifies as an “exception community” which means funds can be invested in areas with a concentration of LMI residents relative to the community as a whole. For the 2022 program year, the County can invest CDBG funds in an area where the LMI percentage is at least 45.51%.

The County’s CDBG allocation is in part based on a joint agreement with the Village of Bolingbrook. As part of this agreement, a percentage of the overall CDBG allocation will be used to meet the needs of Bolingbrook. Similarly, the County’s HOME allocation is based on a consortium agreement with the City of Joliet. While neither agreement calls for a specific percentage of funds to be used in Bolingbrook or Joliet, the County has estimated the amounts that will be allocated to these communities based on the needs and priorities documented in this plan. In this program year, the County proposes to make investments in the following areas:

- Village of Bolingbrook Owner Occupied Rehab & Repair
- Village of Bolingbrook Neighborhood Infrastructure
- Village of Bolingbrook Housing Counseling
- City of Joliet New Construction SF Development
- City of Joliet Downpayment Assistance
- Unincorporated – Preston Heights Neighborhood Infrastructure
- Unincorporated - Ridgewood Neighborhood Infrastructure

Geographic Distribution

Geographic Area	HOME	CDBG
Joliet	40%	0% ¹
Bolingbrook		18.5%
Ridgewood		5%
Preston Heights		2.5%
No geographic basis	60%	74%
	100%	100%

¹ Joliet receives its own CDBG allocation and therefore does not qualify for CDBG available through the County.

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

Introduction

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

Due to the low interest rates and high demand for housing, the County and City jointly funded a downpayment assistance program and intend on working with the Will County Thought Leadership group on program design to help reach populations that would benefit from assistance including renters, families in disinvested areas, and employers looking to provide housing stabilization for their employees through a possible match opportunity.

Year 3 Goals for the Number of Households to be Supported	
Homeless	29
Non-Homeless	124
Special-Needs	
Total	153

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

Year 3 Goals for the Number of Households Supported Through	
Rental Assistance	43
The Production of New Units	5
Rehab of Existing Units	40
Acquisition of Existing Units (DPA)	35
Total	123

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

Project	Funding	Population Served			Project Type				Total
		Homes	Non-Homes	Special Needs	Rental Assists	New Units	Rehab	Acquisition	
TBRA - WCCC	200,000		14		14				14
TBRA - WCCC	200,000	14			14				14
TBRA – Trinity Services	200,000	15			15				15
DPA – Consortium	\$397,257.6		35					35	35
Owner-Occupied Rehab	\$170,000		40				40		40
New Construction – Habitat	\$875,000		5			5			5
Senior Rental Rehab -	508,104		30						30
Total		29	124		43	5	40	35	

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

Introduction

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

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

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

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

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

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

In regard to homeownership, the authority administers a self-sufficiency program. The County will coordinate and partner with the authority to market its programs when public housing residents or voucher holders are potential beneficiaries. The County and the Housing Authority participate in the Will County housing Development Thought Leadership Group to help coordinate and collaborate efforts pertaining to housing. Conversations about the Liberty Meadows development have started with regard to transitioning some renters to homeowners through the Liberty Meadows lease to own model. A Housing Authority representative was appointed to the Advisory Board to help provide input on project selections and opportunities to work together.

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

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

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

Introduction

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

Homeless Programs and Projects

• Tenant-Based Rental Assistance- WCCCC	\$200,000
• Tenant-Based Rental Assistance-Trinity	\$200,000
• Housing Services – TBRA	\$100,000
• WCCC Homeless Services	\$40,000
• Catholic Charities Homeless Prevention	\$45,000
• Homeless Medical Care	\$40,000

In addition to directly funding projects, the County will continue to play a leadership role in the local continuum of care. The following information describes strategies that will be followed in the upcoming program year by the CoC and its participating members.

Outreach and Assessment

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

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

Coordinated Assessment will assist in determining eligibility for homeless and at-risk programs, the proper intervention best suited to the individual client, and the proper level of services needed to prevent or end homelessness for the individual/family. Those at-risk of homelessness who do not meet the eligibility requirements for homeless prevention are matched with other mainstream benefit programs. Those who are literally homeless that do not meet rapid re-housing prioritization scores or who require a higher level of support than that program will provide are referred to the same mainstream programs, transitional housing programs, or permanent supportive housing programs based on their individual needs and barriers to securing stable housing. ESG Homeless Prevention and Rapid Re-Housing providers develop a plan with each program participant on how they will retain permanent housing after the ESG assistance ends.

Emergency shelter and transitional housing needs

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

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

Transitioning to Permanent Housing

Rehousing

Rapid Rehousing is a critical component of shortening the time of homelessness, moving households out of temporary shelters, and in some cases bypassing the shelter system entirely. The major components are: Housing Identification, Rent and Move-In Assistance, and Case Management and Services. The CoC estimates that approximately 250 persons exiting the shelter system could utilize rehousing.

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

Homeless Prevention

This funding is allocated to Will County Center for Community Concerns and Catholic Charities Diocese of Joliet and the funded activities are designed to prevent an individual or family from moving into an emergency shelter or living in a public or private place not meant for human habitation. This is done through housing relocation and stabilization services (as provided through the Rapid Re-Housing component) and short-and/or medium-term rental assistance (as well as up to 3 months of arrears). Will County Homeless Prevention Funds are awarded to Will County Center for Community Concerns and are matched by CDBG public service funding and private funding acquired by WCCCC.

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

Introduction

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

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

Program Year Goals

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

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

Introduction

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

Actions planned to address obstacles to meeting underserved needs.

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

In the coming program year, the County will require its funded subrecipients to use an equity lens to identify racial and ethnic groups that have underserved needs in the community. The county will also work with the MAPP Collaborative Access to Health committee which has identified areas with high health disparities. The County will also work with the Greater Joliet R3 (Restore, Reinvest, Renew) Collaborative working to address violence, youth development, economic development, civil aid and Reentry needs in designated impacted areas of the County (R3 zones)

Actions planned to foster and maintain affordable housing.

As described above, the County will continue to with Land Use Dept to formulate a comprehensive housing policy to encourage the development of affordable housing and to create a better balance of housing options that is able to serve the needs of its current and future residents. County staff will also continue to participate in the Community Builders Network. This group includes representation from local non-profits, affordable housing providers, lenders, and realtors. The County will also participate in the MAPP Collaborative Stabilizing the Built Environment committee.

Actions planned to reduce lead-based paint hazards.

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

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

Actions planned to reduce the number of poverty-level families

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

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

• WCCCC Tenant-Based Rental Assistance	\$200,000
• Microenterprise Program	\$75,000
• Habitat New Construction	\$875,000
• NHBW food pantry operations	\$50,000
• NIFB Pantry Partners	\$45,000
• IL Partners in Hope	\$45,000

Actions planned to develop institutional structure.

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

- Increased capacity of existing and new affordable housing providers to better serve the unmet need across the county.
- Better collaboration between the Continuum of Care and the workforce training system to develop effective diversion strategies.
- Better collaboration between the Continuum of Care and the County Health Department/MAPP Collaborative to connect housing with health care.
- Better collaboration and outreach through school districts for families at risk of homelessness, potentially through District 204's Youth Experiencing Success in School (YESS) program.
- Development of a land bank or vacant property registry or a capability similar to land banks to serve redevelopment of target areas.
- Better collaboration with community-based organizations working in high need areas, including CDBG target areas.
- Better collaboration with 12th circuit court to address high eviction rates

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

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

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

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

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	\$25,000
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	\$25,000

Other CDBG Requirements

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

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

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

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

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

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

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

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

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

The County did not receive an ESG allocation for Program Year 2023