

Will County Illinois
Consolidated Annual Performance and
Evaluation Report (CAPER)
For Program Year 2021
For the Will County CDBG Urban County
and the Joliet/Will County HOME
Consortium
-Draft-

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Executive Summary

The 2021 Consolidated Annual Performance Evaluation Report (CAPER) covers the Program Year October 1, 2021 through September 30, 2022, referred to in this report as PY 2021. 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 second 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).

CDD received 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 2021 included \$2,108,642 in CDBG funds, \$1,264,010 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 \$1,699,412.07 of CDBG and \$775,540.08 of HOME funds and \$87,053.96 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 \$2,549,478.51 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 PY2021 CDBG, HOME, and ESG funds are fully programmed, but the balances have not been fully expended. Some contracts have extended into Program Year 2022 and accomplishments will be reported in the 2022 CAPER.

The 2020-2024 Five Year Consolidated Plan identified 10 goals for the use of HUD funds in the community. In the 2021 Action Plan year, activities to meet 7 of the 10 goals were funded. Of the 15 activities approved for CDBG funds, 13 have been set up, 3 have been completed (Casa, Homeless HMIS and Fairmont Water/Sewer) and 10 are underway. Of the 2 remaining, both have yet to be programmed (Village of Bolingbrook infrastructure and Emergency assistance). Thirteen (13) prior year funded and CV-funded projects were completed in PY2021.

Of the 7 HOME activities that were approved for funding in PY2021, 4 have been programmed and are underway. The three remaining include 3 group home rehabs. During the Program year, 3 prior year funded rehabs were completed and 2 new affordable homes were developed.

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.

Projects that were lagging in prior years due to COVID picked up during Program Year 2021 which began October 1, 2021 and concluded September 30th, 2022. These include housing development, rehab and Tenant Based Rental assistance programs. Public infrastructure projects, including Bolingbrook, are slowly starting to resume. One PY21 project that was funded and implemented and has been successful is a downpayment assistance program. The program provided much needed funds to low income households that were having difficulty competing in the market when homes sales were high.

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	1	100.00%	0	0	0.00
Create Affordable Housing	Affordable Housing	HOME: \$	Rental units constructed	Household Housing Unit	30	4	13%	8	0	0.00%
Create Affordable Housing	Affordable Housing	HOME: \$	Homeowner Housing Added	Household Housing Unit	10	4	40%	10	2	20%
Create Affordable Housing	Affordable Housing	HOME: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	50	3	.06%	0	0	0
Eliminate Blighted Conditions	Non-Housing Community Development	CDBG: \$	Buildings Demolished	Buildings	15	38	0.00%	0	0	0
Improve Condition of Housing Stock	Affordable Housing	CDBG: \$ / HOME: \$272500	Rental units rehabilitated	Household Housing Unit	10	3	30%	3	3	100.00%
Improve Condition of Housing Stock	Affordable Housing	CDBG: \$ / HOME: \$272500	Homeowner Housing Rehabilitated	Household Housing Unit	315	37	12%	25	11	44%

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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	4951	21%	6400	2021	31.58%
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	273	18%	340	124	36.47%
Increase Economic Opportunities	Non-Housing Community Development	CDBG: \$	Jobs created/retained	Jobs	20	0	0.00%	0	0	0
Increase Homeownership	Affordable Housing	CDBG: \$ / HOME: \$437180	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	2000	248	11.25%	600	225	37.5%
Increase Homeownership	Affordable Housing	CDBG: \$ / HOME: \$437180	Direct Financial Assistance to Homebuyers	Households Assisted	30	9	30%	15	9	60%
Planning, Administration, and Capacity Building	Planning and Capacity Building	CDBG: \$ / HOME: \$	Other	Other	1	0	0.00%	1	0	0.00%

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Reduce Homelessness	Homeless	CDBG: \$ / HOME: \$ / ESG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	1500	591	26.47%	375	397	105.87%
Reduce Homelessness	Homeless	CDBG: \$ / HOME: \$ / ESG: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	5	0	0	5	0	0.00%
Reduce Homelessness	Homeless	CDBG: \$ / HOME: \$ / ESG: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	35	52	148%	7	11	157%
Reduce Homelessness	Homeless	CDBG: \$ / HOME: \$ / ESG: \$	Homeless Person Overnight Shelter	Persons Assisted	375	376	100.27%	75	70	93.3%
Reduce Homelessness	Homeless	CDBG: \$ / HOME: \$ / ESG: \$	Homelessness Prevention	Persons Assisted	500	521	104%	105	266	253%

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) affordable housing and suitable living environments through public infrastructure (water, sewer and drainage improvements) in low income areas. 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 capital projects.

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	5,007	25	0
Black or African American	13,529	36	0
Asian	112	0	0
American Indian or American Native	24	0	0
Native Hawaiian or Other Pacific Islander	20	0	0
Total	18,692	61	0
Hispanic	951	14	0
Not Hispanic	17,741	47	0

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 26.7% for CDBG funds served White families, 76.2% served Black families, and 0.05% served Asian families.

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	2,384,924	1,699,412.07
HOME	public - federal	2,074,927	775,540.08
ESG	public - federal	145,937	87,053.96

Table 3 - Resources Made Available

Narrative

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Entire Urban County	53		several projects did not complete by 9/30 and are carried over to the new program year
Fairmont Community	29		Project completed
Village of Bolingbrook	18		Bolingbrook did not initiate their project in the program year

Table 4 – Identify the geographic distribution and location of investments

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 but improving. CDBG infrastructure projects picked back up in the 2021 Program year including the Fairmont water and sewer transfer project and CDBG rehab with senior services and Homer Township is nearing start and Bolingbrook is in agreement stages. CDBG Public Service programs continued as COVID related impacts increased the need for homeless services, emergency housing and food assistance. HOME program SF construction and rehab picked back up resulting in 2 completed SF units, 3 group home rehabs and 2 acquisition rehabs from prior year funds being completed. The reallocated funds that were added to PY21 were put into a downpayment assistance program which was launched mid program year. The

program is well received because the housing market was hot and limited low income buyers. DPA funds made buyers marketable and competitive and assisted 6 households this program year.

Narrative

The VOB did not undertake an infrastructure improvement project in 2021 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 and new projects including down payment assistance.

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.

Public infrastructure improvements are costly, therefore, the Division seek additional funds from other sources and was successful at securing \$500,000 for the Fairmont Water/Sewer project.

Investing in Habitat for Humanity home construction/rehab leverages private funds in the form of donations and donated labor. Each home constructed generates approximately 40% in donated materials and labor. Two newly constructed homes and 2 rehabs were completed during the program year.

The Division researched the ability to establish a Reclaimed Property Program which would provide CHDO’s a right to 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. The County was able to work with the Will County Trustee and Habitat was able to secure 5 lots for future redevelopment.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	7,385,579.55
2. Match contributed during current Federal fiscal year	20,809.32
3 .Total match available for current Federal fiscal year (Line 1 plus Line 2)	7,406,388.87
4. Match liability for current Federal fiscal year	168,610.62
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	7,237,788.25

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
1090	5/1/22					580.00		580.00
1055	12/7/21					20,229.32		20,229.32

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 \$
	67,174.47	67,174.47		

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	11
Number of Non-Homeless households to be provided affordable housing units	25	12
Number of Special-Needs households to be provided affordable housing units	27	14
Total	59	36

Table 5 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	7	11
Number of households supported through The Production of New Units	17	2
Number of households supported through Rehab of Existing Units	28	15
Number of households supported through Acquisition of Existing Units	15	9
Total	67	37

Table 6 – 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. Those funds were reallocated to rehab of group homes

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 and inability to ensure staffing at units that require 24 staffing. 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	445	14
Low-income	1,108	6
Moderate-income	117	3
Total	1,670	23

Table 7 – Number of Households Served

Narrative Information

The CDBG program assisted 1,670 low-income households. The HOME program assisted 23 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 and staff worked with United Way on plans for implementing a 211 system for the County. That plan was successful and 211 was launched in June of this Program year. Data from launch until November 26, 2022 shows that of all the calls that came in, the highest percentage were from those seeking housing and shelter. Of the 742 calls, 132 were specifically for shelter, 182 for low cost housing and 374 for rent assistance. The 211 Dashboard also indicated that there is an unmet need of 14% for shelters, meaning there was no resource available to the caller.

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. That shelter space reduction has become a permanent reduction and that has impacted cold shelter options. Last year staff requested a special use permit for cold shelter overflow utilizing a conference center near Joliet. Residents came out in opposition of the special use but it was approved as a temporary use from January-March. Staffing the facility became an issue and ultimately resulted in the facility no being used. The County continues to collaborate with other partners on an emergency housing utilizing a local hotel for overflow shelter and homeless prevention. With a demonstrated need for hotel units to serve non congregate shelter, the Division continues to explore potential sites and partners and is planning on allocating HOME-ARP resources.

The County continues to work with the CoC on homelessness and with the County MAPP Collaborative whose mission is to decrease disparities in access to health. The MAPP Collaborative worked with the County Board Public Health Committee on establishing a resolution to recognize homelessness as a public health crisis and that passed. The MAPP collaborative coordinator assisted during the PIT count and with vaccinations for unsheltered population and work with the Wil Grundy Medical Clinic on providing health resources to the unsheltered.

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 continues to work 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. Since October 2021, the Eviction Diversion Program has assisted

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

Housing is the intervention that resolves homelessness. According to the CoC, our street outreach component has a 70% success rate of housing people who are unsheltered. Our CoC permanent housing projects intake 46% of households directly from an unsheltered situation, with an average 91% housing success rate.

From 10/1/21-9/19/22, 1829 people experienced homelessness documented by the Homelessness Management Information System, including 1424 were adults and 405 were children. Fifteen percent (208 people) of homeless experiences experienced chronic homelessness. Reporting genders included 802 males, 603 females, 6 transgender, and 2 no single gender. The racial breakdown was 48% who identified as white and 45% who identified as black or African American. Although the CoC covers a geographic area of Will, Grundy and Kendall Counties, over 80% of those experiencing homelessness reside within Will County boundaries.

Non-congregate shelter is a need in Will County as the compacity of Daybreak Shelter and Morning Star Mission has decreased almost 50%. The need for more shelter has grown as our unsheltered population has rose over the past year. Currently, 132 people are identified as unsheltered by the CoC.

During the FY22 PIT Count, 257 persons was counted as experiencing homelessness.

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. 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 with the Housing Authority of Joliet (HAJ) in efforts to link Consolidated Planning goals and resources with the needs of the HAJ including partnering 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 and have partnered on special allocations including the Moving On Vouchers.

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.

Between 2018 and 2021, the Housing Authority of Joliet (HAJ), in partnership with the Will County Continuum of Care, Cornerstone Services, and Will County Disability Resource Center, was awarded \$2,079,045 to fund housing for 227 households with disabilities in Will County under the Mainstream voucher program. In 2021, \$782,052 was awarded the HAJ to fund 65 Emergency Housing vouchers for the homeless, in partnership with the Will County Continuum of Care. Also in 2021, the HAJ was awarded \$236,589 to fund 25 HUD VASH vouchers for veterans in Will County. The Housing Authority of Joliet administers 3,056 housing choice vouchers used to lease rental homes in the private market throughout Will County; manages 687 apartments for senior/disabled and 12 family units in Joliet; and has developed and/or co-developed 415 mixed income housing units, adding additional affordable housing options in the County.

During this program year, the County learned that HCV clients were having difficulty securing units due to insufficient security deposits and funded a program with the HAJ to help provide security deposit assistance to HCV clients. The program design is underway for that program.

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)

Staff participate in regional housing conversations to share information on the need for more diverse housing options in the County. We continue to be 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 group has grown and changed its name to Community Builders Network and works on collaboratively to address identified barriers. Three main objectives of the group are 1) **Educate:** Advocate, educate and promote awareness of best practices, collaboration and strategies to guide the creation of an inclusive economic and vibrant eco-system with resources, services and solutions in Will County 2) **Connect:** Create a culture of open opportunities and with increased access to housing throughout Will County 3) **Build:** Build capacity and development opportunities so Will County is a place with thriving communities that invest in existing housing and invite new housing options to meet the needs of the future

During the program year, the network co-hosted listening sessions with the state on the state housing blueprint and staff has been working on developing a “housing ready” checklist for municipalities to use to help assess readiness.

Just prior to COVID, 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 and meetings have not resumed to date.

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 subrecipients funded by the County for rehab programs are made aware of Lead Safe rules. 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 has a lead applicability checklist and requires subrecipients administering applicable programs to be certified in visual inspections to ensure HUD's lead-based paint regulations for construction and rehabilitation projects funded through the CDBG and HOME programs are adhered to. 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 and hosts affordable housing development workshops throughout the year to encourage new partners and to build local capacity. The county also funds housing stability programs, homeless services programs in an effort to reduce housing costs for families.

In October of 2021, the County implemented an Eviction Diversion Program in partnership with the 12th Circuit Court to be a safety net for households when the eviction moratorium lifted.

We have 2 staff present in eviction court available to residents facing eviction to connect them to local resources including the state court based rental program. To date we have assisted 464 households with rent assistance, mediation, legal services, and/or emergency shelter. The program also leveraged the state program and connected households to rent assistance amount to the state program. As of Mid-October 355, households received state court based rental assistance and received \$3,599,576 in funds.

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 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 it launched in June of 2022. Since launching, the system has taken 2,216 calls and 38.6% were requests for assistance with housing and shelter.

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

- 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 356 followers and we are working on increasing the following.
- The County Board proclaimed April as Fair Housing Month
- Staff is working with the CoC and the Community Builders Network on hosting a landlords conference which will include a community partner showcase (for those that offer rent assistance), training on fair housing and source of income discrimination, and resources for landlords)

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 for construction projects 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 its program objectives but continued to address COVID related needs in PY2021. Many of the CDBG projects including public infrastructure and rehab that were stalled due to COVID related safety protocols and social distancing are picking up but slowing now due to supply chain issues and employee deficits. Other needs including the need for food and emergency housing options continues to be a need. These services are more public service-related projects and the highest hit areas were those areas with high minority concentrations and high poverty.

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. For example, income disparities for women and minorities exists as do disparities in homeownership. Knowing this population is underserved, we hosted workshop for lenders and realtors to explain the downpayment assistance program. While the program is open to all, to date, it has served majority female and minority households.

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

\$67,174.47 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 Community Builders Network 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. The Division was recently expanded to include planning staff so we will include a housing component into the upcoming update to the County Land Resource Management Plan. Staff worked with the building department to get MBE/WBE/Sec 3 status included on the 2021 contractor registration forms to increase opportunities. Of the 1672

registered contractors, 15 identified and MBE, 7 as WBE, 1 and Sec 3, and 7 and none but interested. Staff is reaching out to all.

The City of Lockport was a recipient of CMAP Technical assistance grant and staff was on the expert panel to provide information on affordable housing development and community development opportunities. 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-58 – Section 3

Identify the number of individuals assisted and the types of assistance provided

Total Labor Hours	CDBG	HOME	ESG	HOPWA	HTF
Total Number of Activities	3	0	0	0	0
Total Labor Hours	847				
Total Section 3 Worker Hours	91				
Total Targeted Section 3 Worker Hours	0				

Table 8 – Total Labor Hours

Qualitative Efforts - Number of Activities by Program	CDBG	HOME	ESG	HOPWA	HTF
Outreach efforts to generate job applicants who are Public Housing Targeted Workers					
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.					
Direct, on-the job training (including apprenticeships).	1				
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.					
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).					
Outreach efforts to identify and secure bids from Section 3 business concerns.					
Technical assistance to help Section 3 business concerns understand and bid on contracts.					
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.					
Provided or connected residents with assistance in seeking employment including: drafting resumes,preparing for interviews, finding job opportunities, connecting residents to job placement services.					
Held one or more job fairs.					
Provided or connected residents with supportive services that can provide direct services or referrals.					
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.					
Assisted residents with finding child care.					
Assisted residents to apply for, or attend community college or a four year educational institution.					
Assisted residents to apply for, or attend vocational/technical training.					
Assisted residents to obtain financial literacy training and/or coaching.					
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.					
Provided or connected residents with training on computer use or online technologies.					
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.					

Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.					
Other.	1				

Table 9 – Qualitative Efforts - Number of Activities by Program

Narrative

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
UEI
EIN/TIN Number 366006672
Identify the Field Office CHICAGO
Identify CoC(s) in which the recipient or subrecipient(s) will provide ESG assistance

ESG Contact Name

Prefix Ms
First Name Martha
Middle Name M
Last Name Sojka
Suffix
Title Director, Community Development Division

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
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

10/01/2021

Program Year End Date

09/30/2022

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

Subrecipient or Contractor Name

City

State

Zip Code

DUNS Number

UEI

Is subrecipient a victim services provider

Subrecipient Organization Type

ESG Subgrant or Contract Award Amount

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

PY2021 CAPER Attachments