

Substantial Amendment to the Program Year 2020 Annual Action Plan, 2020-2024 Consolidated Plan

The following is a summary and draft language that amends the 2020 Annual Action Plan.

Background

Grantees eligible to receive funds from the U.S. Department of Housing and Urban Development (HUD), under the Community Development Block Grant Program (CDBG) are required to work under a HUD Approved Consolidated Plan. Consolidated Plan details the funding strategy for CDBG for the period between 2020 and 2024. The Annual Action Plan details each year within the 5-year Consolidated Plan and outlines the implementation of annual funding, which is developed through significant public input, analyses, and planning.

Any changes to an Action Plan or Consolidated Plan that meet the definition of ***substantial amendment*** to their Consolidated Plan and Action Plan must be discussed and made available to the general public in a format as contained in the approved Citizen Participation Plan contained in the Plan.

The following changes constitute a substantial amendment and require public notice and a 30 day comment period:

- Changes in priorities or methods of distribution of funds established in Consolidated Plan;
 - To carry out an activity not previously described in the action plan if such activity exceeds \$200,000 in use of reallocated funds;
 - To change the purpose, scope, location or beneficiaries of an activity proposed in the action plan;
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A. General Information

Grantee Name	Will County Illinois
Name of Entity or Department Administering Funds	Will County Land Use Department Community Development Division
Contact Person (person to answer questions about this amendment)	Martha Sojka
Title	Community Development Administrator
Address Line 1	58 E. Clinton St.
Address Line 2	Suite 100
City, State, Zip Code	Joliet, Illinois 60432
Telephone	815-774-3364
Fax	815-774-7895
Email Address	msojka@willcountylanduse.com
Authorized Official (if different from Contact Person)	Jennifer Bertino-Tarrant
Title	County Executive
Address Line 1	302 N. Chicago St
Address Line 2	
City, State, Zip Code	Joliet, Illinois
Telephone	815-740-4601
Fax	
Email Address	countyexec@willcountyillinois.com
Web Address where this Form is Posted	Willcountylanduse.com
Amount of Substantial Amendment	\$178,389

Overview

This substantial amendment includes reallocating \$178,389 from PY2020 Action Plan that was allocated to new construction. At the time of the action plan, staff set aside funds for new construction but to date no viable project has been identified. Meanwhile a downpayment assistance program funded in 2021 and 2022 has been successful and funds have been spent down.

To meet HOME spending thresholds and to keep the Program operating until the next Program year, staff is recommending reallocation of the \$178,389 to the downpayment assistance program with Will County Center for Community Concerns. The reallocation of funds will allow the Program to assist an additional 7 households this year.

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.

FY2020 Projects serving this goal:

• HOME New Construction TBD	\$178,389
• Habitat Joliet Rehab	\$74,027
• Habitat CHDO Operations	\$115,000
• Habitat New Development	\$79,900

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.

FY2020 Projects serving this goal:

• CSC Housing Counseling	\$60,000
• Down payment Assistance	\$178,389

Project Name	HOME Consortium Down Payment Assistance
Target Area	None
Goals Supported	Increase Homeownership
Needs Addressed	Affordable Housing
Funding	HOME: \$178,389
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, 2024
Goal	7 Homebuyers
Location Description	County Wide
Planned Activities	HOME Down Payment Assistance

Meeting notice published in the Daily Herald May 5, 2023

CDBG/HOME Advisory Board meeting: May 16, 2023, at 1:00

Public Comment Period: May 5, 2023 to June 5, 2023