



Fifth Program Year CAPER

The CPMP Fifth Consolidated Annual Performance and Evaluation Report includes Narrative Responses to CAPER questions that CDBG, HOME, HOPWA, and ESG grantees must respond to each year in order to be compliant with the Consolidated Planning Regulations. The Executive Summary narratives are optional.

The grantee must submit an updated Financial Summary Report (PR26).

GENERAL

Executive Summary

Provide a brief overview that includes major initiatives and highlights that were proposed and executed throughout the first year.

The Consolidated Annual Performance and Evaluation Report (CAPER) is an annual performance and evaluation report required by the U. S. Department of Housing and Urban Development (HUD). This year’s CAPER report is for Program Year 2014, which is the Fifth and final report of the 2010-2014 Consolidated Plan and covers October 1, 2014 through September 30, 2015. The report identifies the level of progress and accomplishments in meeting the Priority Needs as established in the Will County Consolidated Plan (Con Plan). The CAPER also measures actual accomplishments against the proposed Strategy or Program that was originally intended to address the need and a measurement of actual accomplishments versus the Quantitative Goals set forth in the Con Plan. The Con Plan is a five-year strategic planning document. To the degree feasible, the data collection efforts required by this CAPER and reported herein reflects the information for housing and community development projects that occurred in Will County, excluding the Cities of Joliet and Naperville, and the Village of Steger. This CAPER report represents the Fifth and final report on the County’s 2010-2014 Con Plan.

The CAPER reflects information from three federal entitlement programs that the County receives from HUD on an annual basis. For this report period, \$2,014,398.25 in County housing and community development expenditures were made from the following federal programs.

Community Development Block Grant	\$ 1,204,998.49
CDBG Program Income expended	\$ 68,715.19
Home Investment Partnership Program	\$ 424,222.68
Home Investment Partnership Program Income Expended	\$ -
HESG -Emergency Solutions Grant	\$ 138,261.49
Neighborhood Stabilization Grant and Program Income Expended	\$ 178,200.40
Total Expended	\$ 2,014,398.25

NSP1 Funds are being reported in this summary document; however, NSP1 was not part of the 2010-2014 Consolidated Plan as the program accomplishments are reported in the DRGR reporting system and not IDIS. The NSP1 program required an amendment to the prior Consolidated Plan, but the impact of NSP1 on the current Consolidated Plan was not reflected in the goals.

In addition to the federal funds expended, the CAPER program narrative discusses other expenditures of non-federal funds expended or leveraged on projects for which federal funds were used. For the fifth year in a row, the County's HUD funds leveraged over \$4 million creating a leveraging ratio of 2 to 1. The major programs that comprised the leveraged funds was the SHP grant program and the IKE Disaster Relief program.

Priority Activities and Spending Performance:

The County's Consolidated Plan identified Priorities for four general categories:

- Decent Housing;
- Suitable Living Environment;
- Expanded Economic Opportunities; and
- Homeless, At-risk and Special Needs Population

Again this year, the County met all its spending threshold requirements by meeting or exceeding its CDBG and HOME spending and commitment requirements. The PR 56 report under IDIS indicated the County exceeded its spending obligation under CDBG. The County had 1.37 years of grant funds in Treasury, exceeding the requirement of not having more than one and one half year (1.5) of grant funds in Treasury. This year's administrative expenditure rate came in well below the 20% administrative cap imposed by HUD for the CDBG program. The actual administration expenditures reflected on the PR26 report totals 13.83%.

Public Service project expenditures and obligations were under the 15% cap and came in at 11.94% while the overall spending of CDBG funds for Low and Moderate income beneficiaries again surpassed the spending targets imposed by HUD in that 86.88% of the County's grant funds targeted low and moderate income households and neighborhoods. HUD target goals for low and moderate benefit are 70%.

Under the HOME grant program, the County's Commitment Requirement and Disbursement Tests for 2014 were comfortably met. The County committed \$71,227 over the HUD threshold while exceeding the expenditure requirement by a healthy \$1,117,939. This measurement is demonstrated in the table below titled ***HOME Commitment Requirement & Disbursement Tests for 2014***. This HOME Commitment report, which is an internally generated report developed to assist the County in determining compliance with the HOME commitment/spending requirements imposed by HUD regulations, follows:

Home Commitment Requirement & Disbursement Tests for PY2014

Spreadsheet uses data from Report PR27 - Status of HOME Funds

As of 9/30/15

Location of data on IDIS Report PR27

Item 1 - Total Commitments Required

less 2014 grant	10,955,423
subtotal 1.a	-416,074
	10,539,349

As it's included, must reduce required by '13 grant
page1, Column B-Total Authorization

page 1, Column B total- FY 2014

Commitment requirement for 2-year test in '13

plus Commitments to (plus	10,610,576
subtotal 1.b	10,610,576

p.1 Column I-Total Authorized Commitments

Net Requirement level	-71,227
-----------------------	---------

if positive, = amount you need to commit

Item 2 - CHDO Requirement

Total Allocation	10,955,423
less 2014 grant	-416,074
Net Allocation for calculating	10,539,349

page1, column B Total Authorization

page 1, column B grant for 2014

Net Allocation	10,539,349
x 15 % reservation	x 15 %

2a Funds to be reserved	1,580,902
-------------------------	-----------

2b Commitments to date	2,698,841
Is 2b greater than or equal to 2a	1,117,939

p. 10 Funds Committed to Activities CHDOs Total
Positive #, we passed

Item 3 - Expenditure Requirement

Total Authorized thru 2014	10,955,423
less 14 grant	-416,074
less 13 grant	-381,466
less 12 grant	-383,633
less 11 grant	-452,113
Disbursement Requirement	9,322,137

page1, column B Total Authorization

page 1 from column B

test 3 a Total of all Disbursements	10,510,066
Less PI Disbursed	-420,772

p.14 Column G Total -Net Disbursed
p2. Total Disbursed

3.b Less Disbursement Requirement	-9,322,137
subtotal must be 0 or a + Number	767,158

derived from prior calculation
OK, as our number is greater than 0

This calculation tool assumes that the user has records to determine the HOME grant award date for awards made for prior program years. As these dates will determine the month and date that you must have committed funds and expended funds. If you do not, call your HUD rep.

Path: F:\CPMP_ver2\Year5_AdditionalFiles\Reports

Worksheet Name 2014 look on 09 30 15 HOME Commitments

General Questions

1. **Assessment of the one-year goals and objectives:**
 - a. **Describe the accomplishments in attaining the goals and objectives for the reporting period.**
 - b. **Provide a breakdown of the CPD formula grant funds spent on grant activities for each goal and objective.**
 - c. **If applicable, explain why progress was not made towards meeting the goals and objectives.**

During the reporting period of this CAPER, the County either expended CDBG or HOME funds directly on the Con Plan Priorities, or indirectly, through the expending of an oversight supporting effort. Continued work on the Continuum of Care/HMIS system for the homeless; and the providing of technical assistance to not-for-profits are just a few examples of administrative support not involving direct program funds. In addition, during the program year covered by this report, the County completed the NSP1 Program which is funded by HUD but not under the IDIS reporting system. The County began its involvement with the Foreclosure Settlement Program under the State of Illinois Attorney General's program. During this Program Year the County acquired 23 properties and sold 12 to individuals/families at or below 120%AMI. An additional 5 properties have been sold between 10/1/15 and 11/30/15, with the remaining 6 properties scheduled to sold by end of Q1' 2016.

The following narrative outlines each of the four broad general priorities under which these activities were accomplished:

- Decent Housing;
- Suitable Living Environment;
- Expanded Economic Opportunities; and
- Homeless, At-Risk and Special Needs Population

The text describes more thoroughly the accomplishments of the report year and the relationships to Con Plan goals and objectives in these priority areas.

Decent Housing

The County's effort in expanding affordable housing options for low- and moderate-income families and individuals residing in Will County can be demonstrated by the use of the Home Investment Partnership Grant (Home) Program. In PY2014, the County primarily invested Home funds in the **rehabilitation projects (Cornerstone and Easter Seals) and new housing development with Habitat.**

In addition, the County expended **NSP1** funds, a subset of CDBG. **NSP1** funds are not part of this CAPER although they have been expended in past Program Years in partnership with the **Homebuyer Assistance** program in expanding affordable decent housing throughout the targeted neighborhoods in the County.

Suitable Living Environment

The County's effort to provide a suitable living environment for residents is largely implemented under the Community Development Block Grant program. Annual competition among eligible applicants results in accomplishing these improvements primarily in neighborhoods and communities where a majority of households are low and

moderate income, defined by HUD as 80% of median or below. One of the priorities set forth in the Consolidated Plan was Emergency Disaster Assistance. This priority need would only be a response to a disaster of unpredictable nature. Therefore, no annual goals have been set, nor were there any disasters in the report period.

Water and Sanitary Sewer Improvements:

- **Goals** – Annual competition resulting in 1-2 communities being funded.
- **Objectives** – To eliminate health and sanitary hazards in older communities or neighborhoods.
- **Accomplishments** – Current year expenditures of \$598,680.35 in CDBG funds were made. Funds were expended in 7 communities as seen below:

PR06 Plan Activity	Amt Funded	Amt. Drawn During Period	Activity Name
865	\$201,530.76	\$12,304.43	Joliet Twp
866	\$135,768.45	\$15,674.95	New Lenox
879	\$154,542.54	\$64,530.72	Sunnyland Drainage Project
880	\$105,000.00	\$9,036.39	Ridgewood Water & Sewer
885	\$115,000.00	\$115,000.00	Rockdale
886	\$282,290.95	\$165,540.41	Homer Twp 2013
889	\$202,500.00	\$78,715.97	Ridgewood Well Capping
905	\$30,000.00	\$27,248.50	Fairmont Drainage Study
906	\$115,000.00	\$110,628.98	IEPA
Total		\$598,680.35	

The County entered into the final stages of the Ridgewood Redevelopment project with the final phase which included private well capping. With the closing of these private wells, all major improvements to the sanitary sewer and public drinking water systems will have been completed. The County funded several “infrastructure” projects to improve the quality of water/sewer service in the Village of New Lenox, Rockdale, and Homer Township. The County also partnered with Plainfield Township to take on a project to improve drainage and reduce flooding in the Sunnyland subdivision of Plainfield Township. The County continues to make improvements to the storm water management system in the Sunnyland subdivision, leveraging IKE Disaster funds of \$1.4 million. In other areas, the county entered into the preliminary stages of the Fairmont Redevelopment Project with the commissioning of a study to improve drainage in the Fairmont area.

Demolition:

- **Goals** – Annual goal of demolishing 5 structures.
- **Objectives** – To remove blighting conditions in neighborhoods throughout the county.
- **Accomplishments** – \$131,351.55 in expenditures on 9 properties were made from demolishing structures through the CDBG program and conducting site clearance and pre-costs to demolition of vacant structures in Lockport and Joliet Townships.

PR06 Plan Activity	Amt Funded	Amt. Drawn During Period	Activity Name
881	\$200,000.00	\$67,706.17	Demolition & Clearance
903	\$183,918.00	\$63,645.38	Demolition & Clearance
Total		\$131,351.55	

The Will County Land Use department coordinates the efforts to remove blighting effects of vacant and unoccupied structures in low and moderate-income neighborhoods. This coordination involves the States Attorney and the Will County Court. Prior to any structure being demolished, the Courts allow the owner the opportunity to voluntarily come into compliance (e.g. correct the defects) without County assistance. Therefore, the annual set aside of funds to remove and reduce those blighting conditions is not directed toward any particular location or site. The overall need for CDBG funds is established based on the experience of the Land Use department and the inventory of sites that may require intervention by the County to remove the blighting conditions.

At 9/30/15, the County had expended funds to demolish 9 structures in 2 townships throughout the county. The need for such funds continues on an annual basis.

Expanded Economic Opportunities

Job Training:

- **Goals** – Support Job Training and educational programs that lead to self-sufficiency.
- **Objectives** – Create job training opportunities for the homeless and at-risk persons who lack the skills necessary to compete in the marketplace. Objective is to create 50 new job opportunities in 5 years.
- **Accomplishments** –The County expended \$32,082.60 of CDBG funds for the job training program that began in a prior program year through Cornerstone Services. With this program, Cornerstone uses the IPS placement model for individuals with a chronic, severe mental illness. IPS (Individual Placement and Support) is an evidence-based employment strategy which emphasizes rapid engagement with employers, intensive team supports for the individual, benefits counseling beginning at enrollment, and other elements which have been evaluated to be most effective with this population.

During the program year, Cornerstone provided employment services to 18 individuals. A total of 4 competitive placements were achieved, with an average wage of \$10.33 per hour and averaging 30 hours per week. All placements were with businesses located in Will County.

All individuals who had enrolled during the program year were provided with benefits counseling services. These services help alleviate the fear associated with working by helping to understand exactly how working will or will not impact their entitlements, how to report their wages, etc.

Unemployment remains a formidable obstacle, with the Will County region having remained in the 10% range during this time period. Nonetheless, we continue to support the individuals who were still enrolled at the conclusion of this program year.

PR06 Plan Activity	Amt Funded	Amt. Drawn During Period	Activity Name
878	\$85,998.72	\$7,166.56	CSC - Counseling
896	\$35,000.00	\$32,082.60	Cornerstone - Job Training Counseling
897	\$82,000.00	\$75,166.63	CSC - Counseling
Total		\$114,415.79	

Credit Repair:

- **Goals-** Support existing and or new counseling programs in order to expand opportunity for families with poor credit history to have opportunity to better themselves.
- **Objectives-** Assist 50 families in 5 years to achieve economic stability resulting from improved money management skills thereby expanding economic opportunity and gaining stability.
- **Accomplishments-** The County expended \$82,333.19 in CDBG activities 878/897 for the credit counseling program operated by the Community Service Council of Northern Will County that offered credit repair and counseling to 207 persons, thereby allowing those persons and families to achieve economic stability.

Homeless, At-Risk and Special Needs Population

The County's approach to assisting the homeless population is multi-faceted. Its primary focus has been to support the **Continuum of Care HMIS system**, which is instrumental in tracking/monitoring the systemic needs and causes of homelessness. The HMIS system of the Continuum identifies gaps, while the Committee structure of the Continuum provides a base to fill those gaps, and also works to solve those unmet needs. In combination with Continuum of Care Planning Grant funding that may soon be available through the CoC NOFA, HEARTH Act requirements such as performance management and Coordinated Assessment for all homeless and at-risk persons that

enter this system of care are in the process of being designed and implemented. The County also supports the **Homeless Services Program and the “Fourth Week”** program, both initiatives having been created as a result of the implementation of the County’s Plan to End Chronic Homelessness.

Support for Continuum of Care HMIS System and the Homeless Services Program:

- ◆ **Goals** –The continued support of the HMIS/Continuum of Care by providing oversight funds for the networking of continuum organizations. Approximately 8% to 10% of CDBG funds are targeted annually for this goal. This annual goal translates into approximately \$15,000 per year.
- ◆ **Objectives** –The objective in supporting the HMIS/Continuum of Care system is to ultimately eliminate the structural gaps in the service delivery system among not for profits who serve the homeless and at risk population of Will County
- ◆ **Accomplishments** – Will County expended \$11,418.60 (Activities #875, #894) in CDBG set aside funds in support of the Continuum of Care HMIS system. In addition, the County expended \$141,552.78 in CDBG (Activities #873, #874, #892 and #893) for the continuation of the Homeless Services Program, through a contractual relationship with the Will County Center for Community Concerns. That Agency also continued to participate in a special regional round-table network along with DuPage, Lake, Cook, and Kane Counties. The County also funded activities totaling \$20,109.37 for Catholic Charities and CASA to assist with the Homeless and Special Needs population.

PR06 Plan Activity	Amt Funded	Amt. Drawn During Period	Activity Name
873	\$178,378.16	\$11,600.91	Homeless Svcs Program
874	\$15,750.00	\$17.51	Homeless Svcs Program Admin
875	\$16,000.00	\$963.04	HMIS Match
892	\$179,000.00	\$113,934.36	Homeless Svcs Program
893	\$16,000.00	\$16,000.00	Homeless Svcs Program Admin
894	\$16,000.00	\$10,455.12	HMIS Match
898	\$18,000.00	\$12,609.37	Catholic Charities
899	\$10,000.00	\$7,500.00	Casa
Total		\$173,080.31	

Supportive Housing & Services for Special Needs Population: This narrative describes any activities in support of the special needs of persons that are not homeless, but may require supportive housing:

- **Goals-** Support other single family and rental housing developments as funds are available

- **Objectives-** To support and develop programs that increase the current supportive housing capacity in Will County through programs operated by the various agencies throughout the county.
- **Accomplishments-** The County did not invest any HUD funds directly during the reporting period, however, SHP funds were expended by direct service providers through funds received via the SHP grants as a result of the Will County Continuum of Care network. Question 3, Renewal Funding, of the Homeless Needs Section reflects what was expended in the current CAPER period as well as what is expected to be expended in the next CAPER period.

2. Describe the manner in which the recipient would change its program as a result of its experiences.

None. The County's experiences would not dictate any changes at this time. The County submitted two Substantial Amendments to HUD during the report period and plans a third Substantial Amendment in early PY2014.

A summary of the substantial amendments is as follows:

Substantial Amendment #1:

Reallocate funds from the City of Wilmington Water/Sewer project in the amount of \$271,000 to:

- Plainfield Township Road Improvement project for (\$201,000)
- Village of New Lenox Water project for (\$70,000)

Substantial Amendment #2:

An amendment to incorporate the Village of Bolingbrook's PY2014 CDBG Program allocation of \$353,843 into the County's 2014 Action Plan and current Five-Year Consolidated Plan. The funds to be allocated in the following manner:

- Public Infrastructure (\$247,843)
- Housing Counseling (\$36,000)
- Emergency Home Repair (\$35,000)
- Program Administration (\$35,000)

3. Affirmatively Furthering Fair Housing:

a. Provide a summary of impediments to fair housing choice.

At the end of the reporting period, the County had finalized the draft Fair Housing Analysis that was prepared in 2012. The draft Analysis of Impediments was structured to include an action plan that is compliant with the new Fair Housing Assessment required by HUD. A summary of impediments to fair housing choice follow:

Public Sector:

- 1. There is a need for greater collaboration among municipalities within Will County to identify and address impediments to fair housing choice.**

There are opportunities to create affordable housing outside of existing racially/ethnically concentrated areas of poverty both within the Urban County and municipalities in Will County. Affirmatively furthering fair housing will entail a collaborative approach to affordable housing for all Will County residents wherever they choose to live. Such

collaboration can address the de-concentration of poverty and segregated housing patterns where they now exist. During the program year covered in this report, the County entered into an Intergovernmental Agreement with the City of Joliet to oversee their Home Program. This action is a precursor for the formation of the Will County Home Consortium which will include the City of Joliet, The County of Will and the Village of Bolingbrook. Although the consortium will not begin until October 1, 2016, efforts are underway to partner with the Consortium members to implement the new Assessment of Fair Housing prior to the required implementation date of 2019. It is expected that this collaboration will assist in addressing fair housing impediments that exist in the higher density regions of the County.

2. Local units of government that participate in the Urban County's entitlement grant programs may not fully understand their responsibility to affirmatively further fair housing choice.

Local units of government are required to affirmatively further fair housing as part of their acceptance of federal entitlement grant funds from the Urban County. In reviewing local zoning ordinances during the A/I, some were found to impose undue requirements or limitations on group homes. Other communities discourage compact, more affordable residential development by devoting the vast majority of land areas to very large minimum lots for the development of single family homes. In several communities, the zoning ordinance includes provisions for multi-family housing but little or no undeveloped land is available for such uses. In one municipality, multi-family housing developments were not permitted by right in any zoning district. While all of these measures limit fair housing choice, because the County has no regulatory jurisdiction within the boundaries of municipalities, the role of the County as PJ is primarily limited to outreach, education among all residents of those municipalities. However, the County continues to include language in both Sub-recipient Agreements and through the Opt-In Process to set forth Fair Housing obligations of all prospective applicants to either the CDBG or Home programs.

3. Some of the County's policy documents could be improved from a fair housing perspective.

Will County's obligation to affirmatively further fair housing means reviewing how county policies affect housing choice, whether explicitly or not. Documents governing housing policies were reviewed to ensure compliance with fair housing laws. Some of these documents could be improved to assist in furthering fair housing.

4. Public transit is limited to the County's densely developed areas. Residents of rural townships in the southern region are especially isolated from service, due to the financial infeasibility of extending routes to sparsely developed areas.

Twenty-six of the 62 municipalities in Will County do not receive regular service from any large, fixed-route transit provider. While this arrangement is understandable from a transportation management perspective, it has the effect of restricting fair housing choice to only those areas where transit services are available. The lack of transit service in these southern communities presents a barrier to the development of affordable housing opportunities.

- 5. Evidence demonstrates that some discrimination is present in the sale and rental of housing across Will County, especially on the basis of race, familial status and disability.**

Across Will County, race and familial status were the primary bases for fair housing complaints to the Illinois Department of Human Rights, accounting for more than half of all fair housing complaints.

6. Will County does not have a countywide, comprehensive fair housing network that can adequately educate the public on fair housing issues, and accept and investigate fair housing complaints.

Will County has a variety of organizations working to further fair housing goals in the County. Despite the work of these groups, a single organization and point of contact for fair housing outreach, education and investigation would greatly enhance and expand fair housing choice.

- 7. Affordable housing, public housing and Section 8 voucher holders are generally concentrated within the City of Joliet and in racially/ethnically concentrated areas of poverty.**

No public housing units are located within Will County, outside the entitlement communities of Joliet, Aurora and Naperville. Most other publicly or privately assisted affordable housing is located in the City of Joliet or in racially/ethnically concentrated areas of poverty.

Additionally, many Section 8 voucher holders are located in census tracts, surrounding Joliet and are generally located in the northern half of the County. This concentration of voucher holders demonstrates that affordable housing choice is limited geographically. Members of the protected classes are disproportionately represented on the waiting lists for public housing and Section 8 vouchers.

- 8. Housing, including public housing, is generally difficult for people with disabilities to find with or without reasonable accommodation.**

For persons with disabilities, the housing market is especially tight in Will County. Advocacy groups indicate that fully accessible rental units are not available, or at best very limited. Persons with disabilities were almost twice as likely to live in poverty as persons without disabilities. Among all Will County residents with a disability in 2010, 10.2% lived in poverty compared to 5.7% of persons without disabilities. Persons with disabilities are concentrated in larger, entitlement and opt-out communities, likely a function of location of public and human services.

In addition, the Housing Authority of Joliet (HAJ) is not in full compliance with the Sec. 504 accessibility requirements. Of the 989 public housing units, 4.45% are mobility-accessible; 1.1% are sensory-accessible; and 5.16% are both sensory and mobility-accessible. Similarly, the Aurora Housing Authority must complete a new Section 504 assessment to evaluate its current accessibility needs.

B. Private Sector

1. Mortgage lending data from 2009-2011 suggests that minority applicants are more likely to experience loan denial or high-cost loan rates than white applicants.

In all three years studied, the loan denial rates among racial and ethnic minority applicants were higher than the denial rates for White applicants. Upper income minority households consistently experienced denial rates that were significantly higher than those of lower-income White households. While this fact alone does not imply an impediment to fair housing choice, the pattern is consistent with discrimination.

Minority households, particularly those that are lower-income, were disproportionately represented among recipients of high-cost mortgage loans. This trend places minority homeowners at greater risk for eviction, foreclosure and bankruptcy.

2. Local rental advertisements that prohibit pets in housing may discourage people with disabilities from seeking certain rental units.

The real estate section in the local news paper, the Herald News, and on www.willfindhousing.org included advertisements prohibiting or restricting pets. For some persons with disabilities, service animals and therapeutic pets are necessary to achieve independent lives. Statements prohibiting or limiting pets discourage persons with disabilities that require service or therapeutic animals from applying for or even inquiring about these units.

3. Landlords may not be receiving adequate fair housing information when entering the business or through continuing education services.

Landlords are important stakeholders in providing fair housing choice to members of the protected classes. Additional fair housing education opportunities provided by the County and other qualified entities may better equip these groups with the knowledge and understanding needed to provide fair housing choice to members of the protected classes.

b. Identify actions taken to overcome effects of impediments to fair housing choice.

The County has taken the following steps to address impediments and otherwise affirmatively further fair housing choice. These include but are not limited to:

- In 2008 the County implemented a Fair Housing Clearinghouse on its website in order to educate residents about the fair housing laws and become the "single point of contact" for fair housing issues. The site provides links to local, regional and state fair housing resources and policies.
- The County continued networking with non-profit agencies that demonstrate the capacity to provide educational outreach for County citizens. To facilitate the outreach, the County continues to take the lead in sponsoring at least one fair housing workshop each year and to update

- its Clearinghouse. The site clearly defines the fair housing laws and the process to be used in the event fair housing rights are violated.
- Funding provided from the HPRP program allowed the County and its partners to create www.willfindhousing.org, the purpose of which is to assist LMI persons and families to find suitable and affordable and accessible housing options.
 - The County's recently adopted comprehensive plan encourages municipalities to mix land uses in the same area. Specifically, the plan calls for multi-family uses to be included in a variety of residential neighborhoods. This type of development can be more affordable for low-income families, while providing easier access to services and amenities.
 - The County's comprehensive plan included the 2030 Transportation Plan element that calls for a greater investment in transit, pedestrian and biking facilities in addition to roadway improvements. Suggestions include improving rail connections both to downtown Chicago and between suburbs. It also suggests improving transit by adding bus routes and building transit centers.
 - As part of the Will County CDBG and HOME applications, communities applying for funds must sign a fair housing agreement. This agreement states that sub-recipients must be in compliance with regulations, policies, guidelines and requirements regarding fair housing as a condition of receiving funds. Additionally, communities must take appropriate action to overcome issues identified in the A/I.
 - Will County worked with Bolingbrook to create an agreement that transferred administrative responsibility of the Bolingbrook CDBG program to the County. This agreement places the same fair housing requirements on Bolingbrook that all other grant recipients have placed on them.
- During the program year covered by this report the County continued working with several Township officials to broaden the reach of the Will Ride Program. Will Ride is an RTA supported program which extends "dial-a-ride" options to residents in areas not covered by fixed route public transportation. The Continuum of Care Transportation Sub-Committee will be networking with the County's Mobility Manager to explore options to bring consumers to fixed route options. While this may not address the more serious public transportation issues on a countywide basis, this networking will address some of the barriers faced by homeless and at-risk consumers seeking employment.
 - During the program year covered by this report the County co-sponsored a fair housing training with the South Suburban Housing Center directed toward lenders and real estate professionals. The purpose of the training was to offer remedies to avoid fair housing complaints that have been filed against lenders and realtors.
 - During the program year covered by this report the County has opened a dialog with the Hope Fair Housing Center in Wheaton Illinois in an effort to expand outreach, education and training efforts in Will County. The main purpose of this dialog is to expand efforts to identify fair housing violations and correct those actions.

4. Describe Other Actions in Strategic Plan or Action Plan taken to address obstacles to meeting underserved needs.

- The County has no legal jurisdiction, power or funds to counteract the pervasive issues that impact the ability to meet the needs of the underserved population:
- Lack of adequate State and Federal funding;
- Nimbyism;
- Fair Housing issues that are beyond the control of the County;
- Zoning and land use issues within municipal boundaries;
- High cost of housing development for this specific targeted population;
- No supportive service funds available on any level.

However, the County continues to support homeless initiatives such as the Continuum of Care/HMIS system, and the Homeless Services Program, the development of which is specifically targeted to those families at 60% of median and below.

Foster and maintain affordable housing:

- Funding of owner occupied housing rehabilitation program in a targeted low/mod income area (Ridgewood Rehabilitation)
- Support for neighborhood stabilization and redevelopment via CDBG infrastructure projects;
- Expanding the pre-purchase counseling program in conjunction with first-time home buyer program to include a credit repair program.
- Supporting the ongoing implementation of the affordable housing search website for Will County, Willfindhousing.org

5. Leveraging Resources

- a. Identify progress in obtaining "other" public and private resources to address needs.**
- b. How Federal resources from HUD leveraged other public and private resources.**

- National Foreclosure Settlement Program

Will County Community Development has partnered with Will County Center For Community Concerns and the City of Joliet to continue its neighborhood stabilization efforts in the area of promoting affordable decent housing. The partnership has been awarded \$3.0MM for: Homebuyer Counseling, Foreclosure Mitigation, Demolition, and Housing Acquisition/Rehabilitation activities. The County is participating specifically with the Acquisition/Rehabilitation activity in order to build on the success achieved with the NSP1 program. \$2.0MM has been allocated to this activity over a three year period with a goal of delivering 30 affordable homes to qualified homebuyers in areas still reeling from the Foreclosure crisis.

In addition, the County expended **NSP1** funds, a subset of CDBG. **NSP1** funds are not part of this CAPER although in previous Program Years they have been expended in

partnership with the **Homebuyer Assistance** program in expanding affordable decent housing throughout the targeted neighborhoods in the County.

- Will County Continuum of Care Permanent Supportive Housing Super Nofa

The Will County Continuum of Care Supportive Housing and Homeless Service Programs were funded in the amount of \$3,472,952 in FY2014 to agencies that serve the homeless population within the County. The County supports the Continuum via a number of activities including CDBG HMIS Match and the Homeless Services Program.

- State of Illinois Department of Commerce and Economic Opportunity Disaster Recovery Grant (IKE)

The CDD was able to apply for and secure the maximum amount of \$750,000 to assist in resolving “quality of life” issues impacted by storm water management problems associated with the Hurricane IKE. DCEO awarded an additional \$469,000 of IKE funding to this project during the funding year to support additional construction activity. The project is located in unincorporated Plainfield Township in a low and moderate income neighborhood.

- IHDA Abandoned Property Program

Will County secured \$150,000 in grant funding from this program to demolish abandoned properties throughout the County. The purpose of this program is to further diminish blight caused by an increase in abandonment of single family residences throughout Will County. The County secured this additional funding by using \$150,000 in CDBG match to augment its current initiatives to reduce County-wide blight.

c. How matching requirements were satisfied.

See Match Log on page 26

Managing the Process

1. Describe actions taken during the last year to ensure compliance with program and comprehensive planning requirements.

During Fiscal Year 2014 and continuing, the County performs numerous administrative actions to establish, procure, track, monitor, and report the compliance of its CDBG, HOME programs and projects. During the program year covered by this report the County hired a Compliance and Policy Manager to oversee the County’s internal policy structure and to insure ongoing compliance with program regulations across all grant programs. The County has also taken a leadership role with the Regional Home Group, which includes all entitlement Counties and Cities in the Northern Illinois region. The purpose of the Regional Home group is to network and trouble shoot areas of compliance that are ever changing and fluid. The Home group networking includes sharing of best practices and template agreements that provide the base of the County’s regulatory monitoring and compliance requirements.

Program Compliance

To ensure compliance with the federal regulations, circulars and statutes governing the use of Community Planning and Development (CPD) grants, the County carries out the following:

- Evaluates and documents the eligibility of all grant funded activities.
- Places under contract all sub-awards to qualified and eligible sub recipients.
- Tracks the status of all sub-award contracts.
- Obtained monthly or quarterly program progress and direct benefit reports covering all grant funds expended to document that the activities benefit a limited clientele of whom at least 51 percent are of low- and moderate-income.
- Conducts desk reviews and on-site visits to monitor the performance and contract compliance status of all sub recipients including cities, county departments and non-profit community based organizations (CBOs).

Comprehensive Planning Requirements

This report represents the fifth and final report from the prior five-year consolidated plan originally approved in October 2010. The current Consolidated Plan was developed within the new HUD eCon Planning Suite program package. Subsequent Annual action plans and CAPER's will be developed using this network based software. The software is designed to assist in editing project/activity qualification data for compliance with HUD submittal requirements and with program regulations. This data is entered into the HUD Integrated Disbursement and Information System (IDIS) for project implementation, including project progress reporting and funding disbursement.

The partnerships developed by the County via the Community Development Division of Land Use (CDD) have been established to ensure continuous cross communication regarding all Consolidated Plan programs, as well as those linked to those same programs such as the Supportive Housing Programs from the HUD Super Nofa. Several entities are funded either with Consolidated Plan programs or other programs leveraged by the use of Consolidated Plan programs. As an example,

- the Community Development Department of the Will County Land Use Department is funded entirely with Consolidated Plan programs.
- Agencies such as the Will County Center for Community Concerns (WCCCC), a not-for-profit partner with the CDD to deliver services including NSP1 Housing Rehabilitation.
- Other examples on outside agency involvement in the planning process include the Community Services Council of Northern Will County which provides NSP1 Housing Counseling Services.
- The Will County Health Department in partnership with the CDD provides LBL testing and coordinates with the State of Illinois Department of Public Health Regional office.
- The CDD partners with the WCCCC and several homeless services providers, the City of Joliet, and the Village of Bolingbrook to form the seamless network that comprises the Will County Continuum of Care;
- The Homeless Management Information System (H.M.I.S.) coordinated by the WCCCC is a comprehensive management tool that ensures compliance with all homeless services.

- CDD has partnered with the State of Illinois Department of Commerce to develop improvements to the living environment for the residents of Plainfield Township to implement a plan for improving flooding conditions.

Citizen Participation

1. Provide a summary of citizen comments.

There were no written or oral comments received during the public display period. A notice was published in the Joliet Herald News on November 25, 2015 advising the public of the availability of the CAPER report. A copy of the public notice is included in the appendix to this CAPER.

2. In addition, the performance report provided to citizens must identify the Federal funds made available for furthering the objectives of the Consolidated Plan. For each formula grant program, the grantee shall identify the total amount of funds available (including estimated program income), the total amount of funds committed during the reporting period, the total amount expended during the reporting period, and the geographic distribution and location of expenditures. Jurisdictions are encouraged to include maps in describing the geographic distribution and location of investment (including areas of minority concentration). The geographic distribution and expenditure requirement may also be satisfied by specifying the census tracts where expenditures were concentrated.

This Fourth CAPER for the 2010-2014 Consolidated Plan narrative and accompanying Grantee Performance Report, i.e. "GPR" is a statistical summary of all projects and activities expending funds for all program years and was made available to the public at the offices of the CDD. The GPR, also called IDIS HUD PRO3 Report of CDBG Activity, shows the total amount of funds available, the total amount of funds committed during the reporting period, the total amount drawn down from the federal line of credit, and accomplishment data. In addition, expenditures for each project activity that was classified under the HUD National Objective of Benefit to Low and Moderate Income Persons, Area Basis is identified by qualifying Census Tract and Block Group.

Institutional Structure

1. Describe actions taken during the last year to overcome gaps in institutional structures and enhance coordination.

During the past four Program Years, the CDD was faced with the challenge of managing additional program funds as a result of the American Recovery and Reinvestment Act of 2009 with a the same staffing levels as prior to ARRA. The strategy employed was to create two Program Manager levels of responsibility and one Program Monitor level. All programs are administered by the two Program Managers as detailed on the accompanying organizational chart found in the appendix.

- The CDD also continued to network with State of Illinois Departments, including IEPA, IDPA, DCEO and IHDA;

- Maintained networking partnerships with homeless agencies and shelters and other not for profits;
- Maintained networking relationships with State representatives to secure State funds for affordable housing.

Monitoring

1. Describe how and the frequency with which you monitored your activities.

CDBG public infrastructure construction projects are monitored throughout the project construction period. Monitoring begins with the pre-construction meetings. At this time, procedures for payouts and Davis-Bacon requirements are discussed. During the course of construction, the project site is visited for employee interviews and Davis-Bacon requirements for signage. At the completion of the project and before final payout, the site is visited to review work done and final status. The overall project is monitored using monthly status reports.

HOME CHDO projects are monitored via monthly status reports during construction and a final site visit at completion. Initial occupancy monitoring begins once occupied and every three years after. Items monitored include income eligibility, income verification and beneficiary information. Habitat for Humanity projects are monitored post occupancy via a land use restriction agreement.

CDBG Public Service projects are monitored via monthly status reports and with the utilization of payout requests which document people served and goals attained during project period.

HOME Rental Housing is monitored using a schedule that is reflective of the affordability period of each property ranging from every 1 to 3 years. Monitoring consists of desk monitoring or site visits to review on-site files. Items monitored include files, tenant income eligibility, income verification and beneficiary data. HQS inspection is coordinated with an outside vendor at the time of monitoring.

2. Describe the results of your monitoring including any improvements.

The monitoring during the program year revealed a problem while performing desk monitoring in that several contractors were not paying prevailing wage rates for fringe benefits. After being made aware of the violation of the grant agreement for the CDBG funds, the contractors were required to provide evidence that they reimbursed their employees for the difference in wage payments. Evidence was provided in the form of cancelled checks and company letters.

3. Self Evaluation

a. Describe the effect programs have in solving neighborhood and community problems.

- The Consolidated Planning process itself has facilitated the implementation of projects which meet priorities because the process calls for input from many and varied areas both within the specific applicant community and on a county-wide basis;

- The County Board supports the process and the projects because they not only meet the established goals and objectives of the programs, but also deliver much needed assistance on a fair and equitable basis;
- Continued implementation of a redevelopment strategy for neighborhood revitalization;
- Programs such as the Ridgewood Water and Sewer improvements; Homer Township water main replacement project; Joliet Township storm sewer installation; Plainfield Township (Sunnyland) Flood Mitigation project; New Lenox water main installation; NSP1 stabilization on a targeted Census Tract basis, all have had a positive effect in solving neighborhood and community problems. Livable neighborhoods need a range of activities that all contribute to stabilize the area, including infrastructure, removal of spot blight and correcting the debilitating impact of foreclosures. NSP1 has created new housing opportunities for low and moderate income households and revitalized the community.

b. Describe progress in meeting priority needs and specific objectives and help make community's vision of the future a reality.

- 380 persons in 290 households (including 84 children in those households) were served by the Homeless Services Program
- 2 NSP1 Homes were sold, both were to clients at or below 50% AMI
- 18 households were served by the Ridgewood Infrastructure program
- 114 households were served by the Homer Twp, Joliet Twp, and New Lenox water/sewer projects
- 260 households were served in Sunnyland through Flood and Drainage improvements to the storm water control system.

c. Describe how you provided decent housing and a suitable living environment and expanded economic opportunity principally for low and moderate-income persons.

In order to expand the supply of decent, safe, sanitary and affordable housing and sustain or expand suitable living environment and expanded economic opportunity principally for low and moderate income persons, the County continues to support activities of housing developers and the Housing Authority of Joliet in their respective efforts to provide affordable housing through new construction, acquisition and/or rehabilitation of rental properties. Although the County receives Home Investment Partnership grant funds, the limitation of what can be funded and leveraged with the reductions in funding becomes problematic. We encourage partnerships with Community Housing Development Organizations (CHDO's) whenever possible. We conduct outreach efforts to draw developers who are competing for State LIHTC funding whenever possible. We annually set aside 25% of each HOME allocation for CHDO activities which is more than the 15% mandated by law. We annually set aside a reserve for such other development activity even if funds have not been requested or applied for. HOME program funds are used to provide affordable rental units and homeownership assistance on a set aside basis.

All rental property projects assisted in the current year are subject to "terms of affordability" as provided in HOME Regulations. In return for HOME assistance,

units in the project (called "HOME units") must be made available to very low and or low-moderate tenants, at affordable rents, for a minimum period of between 5 and 20 years, or longer depending on the amount of assistance per HOME unit. Tenants must provide appropriate information to confirm that they meet income guidelines for the HOME units. Rents may not exceed statutory limits as defined in the HOME Regulations

Homebuyer Assistance again used HOME program funds in conjunction with NSP1 funding in order to provide affordable housing options to persons seeking home ownership options. 2 NSP1 homes were sold and occupied during the program year with both of those homes being sold to persons at or below 50% AMI.

Suitable Living environment options were evidenced in the communities of Lockport Heights and Joliet and Lockport Townships with the improvements to water and sewer connections. Improved **Economic Opportunities** were afforded to those graduates of the Cornerstone Services job training program funded by CDBG and discussed in detail previously in this narrative

d. Indicate any activities falling behind schedule.

Not applicable.

e. Describe how activities and strategies made an impact on identified needs.

The Consolidated Planning process itself has facilitated the implementation of projects which meet priorities because the process calls for input from many and varied areas.

The County Board supports the process and the projects because they not only meet the established goals and objectives of the programs, but also deliver much needed assistance on a fair and equitable basis. Continued implementation of a redevelopment strategy for neighborhood revitalization

f. Identify indicators that would best describe the results.

See response to section (b) above.

g. Identify barriers that had a negative impact on fulfilling the strategies and overall vision.

- Under CDBG, the only "barriers" that exist are those dealing with the lack of available funding to accomplish the tasks at hand.
- Entitlement counties such as Will County have a variety of municipalities who opt into the program. Some of the municipalities are experiencing growth, while others are stagnate. While the process of establishing priorities (such as expanding the availability of affordable housing and making improvements to the quality of life in the older communities of the County) is and should be an interactive process, the process has proven to be a challenge.
- Supply of funds simply does not meet the demand on those funds.
- Under HOME, the major "barrier" is the high cost of developing affordable housing in general. The per-unit cost for even modest housing is in excess of \$140,000 per unit.

- In Will County, the average for a two-bedroom apartment is \$966. In order to afford this level of rent and utilities, without paying more than 30% of income on housing, a household must earn \$38,640 annually or \$18.65 an hour. That hourly rate is 225% of the minimum wage. Yet, the mean renter wage in Will County is \$9.50, meaning a renter must hold two full-time jobs to afford an average two-bedroom unit. <http://www.nlihc.org>
- Even while leveraging other federal and private funds, the gap between the price that must be put on these affordable units, and the household income being earned is simply getting wider and wider each year. This is true even when the targeted population is “low” at 50% of median. However, when the targeted population (for assistance) is “very low” at 30% of median, the gap is critically widened.
- Difficulty in administering some programs under HOME, for example, under a 10% administrative expense cap prevents communities from developing such programs;

h. Identify whether major goals are on target and discuss reasons for those that are not on target.

All major goals are on target.

i. Identify any adjustments or improvements to strategies and activities that might meet your needs more effectively.

- In developing the 2010-2014 Con Plan, the County interfaced with municipal officials in the design of a strategy to better serve the needs of the low and moderate income populations within their community.
- The County’s efforts in continuing support for the Continuum of Care/HMIS system will improve our ability to develop strategies for the homeless and at risk populations. The Continuum itself leads to an improved ability to develop strategies and programs because the lines of communication have already been established. Full implementation of HEARTH Act requirements, local adoption of the Federal Strategic Plan to Prevent and End Homelessness, and the direction of new initiatives for targeting and performance measurement should improve strategies and activities moving forward.
- The County Board approved two separate Substantial Amendments to the Consolidated Plan during this reporting period.

HOUSING

Housing Needs

1. Describe Actions taken during the last year to foster and maintain affordable housing.
 - Partnered with Cornerstone Services to develop one CHDO housing unit for some of its special needs clients
 - Partnered with Cornerstone Services and Easter Seals to rehabilitate 10 CHDO and one non-CHDO housing units for some of their special needs clients

- Partnered with Habitat for Humanity to develop one housing unit for a low-income client
- Support for neighborhood stabilization and redevelopment via CDBG infrastructure projects;
- Expanded the pre-purchase counseling program in conjunction with first time home buyer program to include a credit repair program.
- Support the development of an affordable housing search website for Will County
- Partnered with the Will County Center for Community Concerns and Catholic Charities to expand available rental assistance resources to renters on the verge of homelessness through the ESG grant program.

IDIS Activity	Amt Funded	Amt. Drawn During Period	Activity Name
872	\$120,000.00	\$113,738.33	Cornerstone - Plainfield
887	\$317,000.00	\$120,633.27	Cornerstone - Rehab
888	\$164,000.00	\$164,000.00	Easter Seals - Rehab
891	\$25,000.00	\$18,750.00	Habitat
Total		\$417,121.60	

Specific Housing Objectives

- 1. Evaluate progress in meeting specific objective of providing affordable housing, including the number of extremely low-income, low-income, and moderate-income renter and owner households comparing actual accomplishments with proposed goals during the reporting period.**

The 2010-2014 Will County Consolidated Plan identified the need for decent, affordable housing established priorities in the following areas:

- The need to expand rental units for extremely low and low income families
- The need to preserve existing affordable housing for owners;
- The need to assist in rebuilding poor credit among the extremely low and low income households.

In developing these priorities, the County was responding to census data that indicated that more housing opportunities are needed for very low-income households currently residing in the county. Therefore, four programs that enable households between 30% and 60% of median income were targeted in the five-year plan. These programs include:

- HESG
- NSP1
- CDBG counseling programs

- Owner-occupied housing rehabilitation in targeted neighborhoods

See [PR 23 IDIS](#) report for complete information on CDBG and HOME accomplishments with income reference.

2. Evaluate progress in providing affordable housing that meets the Section 215 definition of affordable housing for rental and owner households comparing actual accomplishments with proposed goals during the reporting period.

Section 215 requirements have been met by the CDD, inasmuch as all housing units assisted with Consolidated Plan grant resources are by definition restricted to renters and buyers with incomes no greater than 80% of Area Median Income (AMI). CDD's monitoring procedures to ensure this requirement is met are described in the Monitoring section of this report.

3. Describe efforts to address “worst-case” housing needs and housing needs of persons with disabilities

CDD's Code Enforcement Section is responsible for insuring that all complaints dealing with property maintenance of homes that are unsafe, unsanitary, and unhealthy are inspected and made safe, sanitary, and healthy through a number of enforcement options. Often times enforcement options link the unsafe, unsanitary or unhealthy units to a continuum of service providers in the community that can offer corrective measures to bring the units into compliance.

Housing Needs of Persons with Disabilities

CDD has three different approaches to the housing needs of persons with disabilities. In addition to financing the development of affordable housing for a variety of persons with special needs, both physical and mental disabilities through its not-for-profit CHDO agencies, CDD supports the efforts of the Will Grundy Center for Independent Living. CDD partnered with Cornerstone Services to develop CHDO housing for some of its special needs clients. CDD also partnered with WGCIL to support efforts to access and market NSP1 homes for its clients.

CDD through the Will County Continuum of Care has been successful in the annual CoC NOFA Homeless competition each year since its inception. Permanent Supportive Housing funds flow into the County via several not for profit agencies to address the housing needs and those funds continue to become more targeted each year toward populations that are most in need locally.

Public Housing Strategy

1. Describe actions taken during the last year to improve public housing and resident initiatives.

CDD works closely with the Housing Authority of Joliet in efforts to link Consolidated Plan resources to the needs of the HAJ. While no requests were made by the HAJ during the

current report period, CDD stands ready to partner with HAJ as it has in the past to provide gap financing for its affordable housing development projects.

Barriers to Affordable Housing

1. Describe actions taken during the last year to eliminate barriers to affordable housing.

PUBLIC POLICIES TO LIMIT BARRIERS TO AFFORDABLE HOUSING

The Consolidated Plan includes a discussion of potential barriers to affordable housing. These barriers may result when a jurisdiction chooses to not zone sufficient land in a range of densities to ensure that housing can be produced to meet expected growth. Barriers to affordable housing may occur when an excessive amount of time is required to process development applications and/or when exorbitant fees are charged for development permits. This section describes local governmental policies and actions that may constrain the construction or improvement of affordable housing. The programs, regulations and conditions discussed below affect land and housing cost. Some of these policies have their origin in a governmental authority other than Will County. Such regulations are outside the County's jurisdiction to have an impact or control over.

Through vehicles such as zoning ordinances, subdivision controls, permit systems, housing codes and standards new construction restrictions, Will County has attempted to minimize the barriers that may impede the development of affordable housing. The most important impediment revolves around the lack of Federal and State resources for affordable housing initiatives. The lack of programs and resources to reduce excessive rent or mortgage burdens to qualified persons is a key factor. The lack of resources from both Federal and State agencies is a primary impediment as the allocation of Federal resources has been reduced in recent years and the downward trend is anticipated for the next few years. In addition, the pending elimination or at minimum the severe reduction in redevelopment funds from the Housing Trust and the LIHTC program by the State will also impede the development of additional affordable housing in the coming years.

There is a close link between Affordable Housing and Fair Housing. The reader should refer to the response in Question 3 on pages 9-13 – “Affirmatively Furthering Fair Housing”. Some of the impediments to fair housing choice can be categorized as “barriers to affordable housing” and should be included in this section of the report.

Generally, there are six factors that may constrain the supply of affordable housing: market conditions; land use controls; building codes; processing procedures; fees and development fees.

- **Market Conditions**

As noted in the County's Five-Year Consolidated Plan, Will County is considered a relatively low cost housing market and this fact has accounted for much of the County's growth during the early part of the decade. Will County is perceived as a desirable place to live, and had been experiencing growth in terms of both businesses that wish to operate here and in terms of people who wish to reside there. However, persons moving from higher cost

locations in Metropolitan Cook County, Chicago, DuPage County for example, perceive the cost benefit; current residents of the County, often with lower paying jobs, do not see the cost benefit. The recent severe decline in housing prices has contributed to property owners in distress and ultimately to a large inventory of foreclosed homes. Recent estimates reveal a foreclosure rate of 1 in every 451 households as being foreclosed residential properties countywide. Until these properties are absorbed, property values will remain low and unstable. The recent decline in housing prices has made homes more affordable to some extent, but as noted in the Housing Needs and Housing Market Analyses, housing prices and rents are still high for most low income households. When the market rebounds, as most economists predict, housing process and rents will continue to rise in the face of steady demand.

Local government controls zoning and land use and has the ability to constrain the development of a sufficient supply of housing affordable to all economic segments of the community by:

- Choosing not to zone sufficient land in a range of densities to ensure that housing can be produced to meet expected growth;
- Taking an excessive amount of time to process development applications;
- Charging exorbitant fees for development permits.

Each of these topics is discussed below in more detail.

- **Land Use Controls**

Land use controls can influence the development of affordable housing. An insufficient supply of vacant land designated for residential development can result in a tight housing market and consequently higher housing prices. A large amount of vacant land remains available for residential development in the unincorporated areas of the County and is considered adequate to allow the construction of units to accommodate future needs of the County. However, this land must be annexed to nearby municipalities in order for the development to be feasible due to infrastructure requirements, including water and sewer capacity. The County does not own or manage such infrastructure facilities and therefore must rely on those services to be municipal.

The County has an open space requirement that mandates the amount of private space for each lot. Generally these requirements can be achieved within the standard setback requirements and therefore do not impose significant additional costs to developers.

- **Building Codes**

Building Regulations are essential to protect the health and safety of citizens and the general welfare of the community. Building Codes regulate the physical construction of dwellings and include plumbing, electrical and mechanical divisions. While building codes have positive contributions, they can contribute to increased construction costs.

The purpose of the Building Code and its enforcement is to protect the public from unsafe buildings and unsafe conditions associated with construction. The County of Will enforces the Uniform Building Code as established by State Law. The Code does not constrain housing development.

- **Processing Procedures**

Another constraint on housing development may be the amount of time required to review a given project. The time needed to complete the project review process is in conformance with state law requirements. The processing time limits vary depending on project complexity. A typical development application that does not involve long statutory public review takes between two and four weeks from the date of submittal to process. Final approval, including map recordation and issuance of building permits, is dependent on work volume and the developer's response time.

The County's Development Review Division (an in-house technical division which includes Zoning, Engineering, Planning and Storm water management) typically processes subdivision requests within 6 months from initial concept. While this may seem a lengthy time, the complexity of the process is all controlled by State statutes and local ordinances in order to protect not only the health and safety of the proposed development but the existing residents as well. Development Review reviews all tracts and large-scale housing projects prior to consideration by the Planning Commission. A project does not clear Plan Review until it meets the minimum design requirements specified in the County's Development Code. Since the Planning Commission meets monthly, the application can be reviewed and an action taken in a timely manner, as long as the application is consistent with the existing standards. After clearance by the Development Review Division, the Land Use Committee of the County Board may approve projects that are non-controversial. For certain types of projects (Planned Unit Developments) pre-application conferences with Plan Review staff are available. In this way, project developers can be advised early in the process of any issues and/or obstacles they may face.

- **Fees**

Developers are required to make on/off-site improvements to offset the impacts of development on the existing systems. These improvements include sewer and water lines, street dedications and safety services. The fees charged by the County for review and permit are reasonable when compared with other jurisdictions. The Land Use Department utilizes a cost accounting tracking system (LIPS) to charge developers for the time spent by staff to review their project. In addition to the review fees, there are fees to offset the impact of development on the infrastructure in some areas. These fees are collected at the building permit stage for a host of services such as road improvements, drainage facilities, schools, fire facilities, etc. They may have an impact on the cost of development but are considered necessary to maintain the quality of life within the community. The County has a number of policies and programs designed to mitigate any adverse effects its land use policies and processing procedures might pose to the production of affordable housing. These programs and policies are addressed in the Strategic Plan.

- **Infrastructure Development Costs**

Development in the rural areas of the County requires infrastructure, either on-site or tying into services provided by nearby cities. This necessity increases the cost of development, and has often led to the annexation of developed areas near cities. Developers consider these costs in assessing a project, and build these costs into the price of the unit, often making the units unaffordable to lower income households. The infrastructure cost can be a significant financial barrier to development in the County's unincorporated areas. More intense development, and redevelopment, in areas with existing infrastructure is an

See Attachments for MBE Report 4710

4. Assessments
 - a. Detail results of on-site inspections of rental housing.

PY 2014: 10/1/2014 - 9/30/2015			
HOME Assisted Unit	Affordability Period	Inspection Schedule	Comment
Easter Seals Group Home		Every 3 Years:	
1708 Richards Street	12/17/98 - 12/17/2018	Dec. 2016	
14450 Archer Avenue Rehab	3/18/2015	Mar-15	Passed
Cornerstone Services Group Homes		Every 3 years:	
26143 W. Lauren, Channahon	7/8/97 - 7/8/2017	Jul. 2016	
307 Brook Forest, Shorewood	8/1/98 - 8/1/2018	Aug. 2017	
1331 Post Oak Drive, Crest Hill	4/25/97 - 4/25/2017	Apr. 2016	
505 North Street, Manhattan	3/1/99 - 3/1/2019	Mar. 2015	Passed
670-672 Chaney Ct., Crest Hill	1/30/02 - 1/30/2022	Feb. 2015	Passed
23737 Renwick Road, Plainfield	1/30/02 - 1/30/2022	Feb. 2015	Passed
500 Theodore Street, Lockport Twp.	1/30/02 - 1/30/2022	Feb. 2015	Passed
2009 Caton Farm, Crest Hill	11/1/03 - 11/1/2023	Apr. 2016	
1002 Vertin, Shorewood	06/01/2006-06/01/2026	June. 2015	Passed
21046 Zausa Drive, Crest Hill	4/21/2008-4/21/2028	Apr. 2017	
1469 Pioneer, Crest Hill	01/15/2009-01/15/2029	Jan. 2015	Passed
318 Edgewood Court, Minooka	11/1/2013 - 11/1/2033	Nov. 2016	
911 Sycamore, Shorewood	11/3/2014 - 11/3/2034	Nov. 2017	
25436 Medinah, Shorewood	4/18/2014 - 4/18/2034	Apr. 2017	
15606 Old Indian Boundary, Plainfield	5/26/2015-5/26/2035	May. 2015	Passed
455 Stonebluff Dr., Romeville	8/1/2011 - 8/1/2031	Dec. 2017	
Lot 6. Mihelich Lane, Lockport	Pending completion		
Cornerstone Services Rehab		Every 3 years:	
22744 Park Place, Channahon, IL	Pending completion		
53 Crestwood Dr., Joliet, IL	Pending completion		
25058 W. Liberty, Channahon, IL	Pending completion		
709 Cambridge, Shorewood, IL	Pending completion		
601-603/611-613 Midland, Rockdale, IL	Pending completion		
548-550 Charles St., Lockport, IL	Pending completion		
HAJ		Annually:	
1412 Liberty Meadow, Joliet	01/30/2009-01/30/2029	Jan. 2015	pending
1414 Liberty Meadow, Joliet	12/31/2008-12/31/2028	Jan. 2015	pending
1416 Liberty Meadow, Joliet	12/27/2008-12/27/2028	Jan. 2015	pending
Victory Senior Center		Annually:	
Victory Center I, Joliet	9/1/99 - 9/1/2014	PASSED 2/2014	Closed
Victory Center II, Joliet	3/1/00 - 3/1/2015	Mar-15	in progress
Alden Group		Annually:	
Shorewood Horizon	12/1/2011 - 12/1/2031	Feb. 2015	pending

b. Describe the HOME jurisdiction's affirmative marketing actions.

The County has adopted the following Affirmative Marketing, Minority Outreach program and has incorporated same in all relative agreements:

Homebuyer projects containing five or more HOME-assisted housing units are subject to affirmative marketing and minority outreach requirements. Affirmative marketing consists of actions to provide information and otherwise attract eligible persons in the housing market area to the available housing without regard to race, color, national origin, sex, religion, familial status or disability. Minority outreach consists of steps to ensure the inclusion, to the maximum extent possible, of minorities and women, and entities owned by minorities and women, including without limitation, real estate firms, construction firms, appraisal firms, management firms, financial institutions, investment banking firms, underwriters, accountants, and providers of legal services, in all contracts, should opportunities for contracts arise in the execution of the Project, entered into by Project Sponsor with such persons or entities, public and private, in order to facilitate the activities of Project Sponsor to provide affordable housing authorized under these requirements or any other Federal law applicable to such jurisdiction. Section 85.36(e) of this title, a complete copy of which is available at the Will County Land Use Department -- Community Development Division, describes actions to be taken by Project Sponsor to assure that minority business enterprises and women business enterprises are used when possible in the procurement of property and services, should opportunities for same arise in the execution of the Project. The affirmative marketing requirements and procedures must include, but are not limited to, the following:

Methods for informing the public, owners and potential home buyers about Federal fair housing laws and the participating jurisdiction's affirmative marketing policy. Such method includes, but is not limited to, the use of the Equal Housing Opportunity logotype or slogan in press releases and solicitations, and written communication to fair housing and other groups; and distribution of pamphlet(s) regarding Federal fair housing laws to owners and potential home buyers.

Notification to inform and solicit broad participation from potential home buyers in the housing market area who are not likely to apply to Will County's Homebuyer Assistance Program (NSP/FSP) without special outreach. Once annually, Project Sponsor shall notify community/non-profit organizations, places of worship, employment centers, fair housing groups as identified in the market area, housing counseling agencies, and municipalities about NSP/FSP.

Quarterly print advertising in major media in order to inform and target the broadest number and most diverse constituency of prospective home buyers. Maintaining of records of the above actions. The County will assess the success of these actions by annually reviewing such records for compliance and subsequently assessing the expenditure milestones established. Should corrective action be necessary as a result of failure of Project Sponsor to fulfill its obligations under these affirmative marketing and minority outreach provisions, the County will notify Project Sponsor in writing of such failures within ten (10) working days of its assessment of compliance. Such written notification shall set forth remedies for curing the non-compliance, with timelines for implementing such remedies. Failure to implement the remedies prescribed by County shall subject Project Sponsor to the termination actions. Should the County, upon completion of its compliance assessment, find that all provisions of this issue have been met but the expenditure milestones have not been met, the County may prescribe to

Project Sponsor new marketing approaches or take other appropriate actions regarding the Project's inability to meet expenditure deadlines.

- c. Describe outreach to minority and women owned businesses.

In order to promote MBE/WBE outreach, the County requires grantees to submit bid specifications to the following:

Illinois Department of Commerce and Community Affairs, Office of Minority Business Development, James R. Thompson Center, 100 W. Randolph 3-400, Chicago, IL 60601, Attn: Paul Gibson_

Contractors Association of Will and Grundy Counties
233 N. Springfield Avenue
Joliet, IL 60435

DCEO – Women's Business Development
Carol.E.Bell@illinois.gov
312-814-6366

HOMELESS

Homeless Needs

1. Identify actions taken to address needs of homeless persons.
United Way of Will County coordinates the National Emergency Food and Shelter Program and distributed over \$350,000 in funds to several agencies in Will County. These funds are intended to supplement other funds available for emergency shelters and provide rent, mortgage, utility and food assistance in Will County.
2. Identify actions to help homeless persons make the transition to permanent housing and independent living.
 - Continued funding the Homeless Services program through CDBG Public Service activities.
 - Acquired homes under NSP1 for special needs and transitional housing clients.
3. Identify new Federal resources obtained from Homeless Super NOFA.

Tier 1 Projects – Total Annual Renewal Demand (ARD) less 5%, was fully funded.

Rank	Applicant	Project	Location	*New or Renewal Project	Approved Budget
1	Christian Family Ministries, The Lamb's Fold Center for Women and Children	Permanent Housing for Chronically Homeless and Disabled Women and Their Children III	Scattered Sites; Will County	New	\$32,498
2	Catholic Charities, Diocese of Joliet	Turning Point	Scattered Sites; Will County	Renewal	\$53,498
3	Trinity Services, Inc. (w/ Lamb's Fold)	Permanent Housing for Disabled Women and Their Children	Scattered Sites; Will County	Renewal	\$277,119

4	Catholic Charities, Diocese of Joliet	Kendall Grundy Homeless Project	Scattered Sites; Kendall and Grundy Counties	Renewal	\$71,560
5	Cornerstone Services, Inc.	Permanent Housing for Chronically Homeless Veterans with Mental Illness -- Renewal Vets A	Scattered Sites; Will County	Renewal	\$25,898
6	Cornerstone Services, Inc.	Permanent Housing for Chronically Homeless Veterans with Mental Illness -- Renewal B	Scattered Sites; Will County	Renewal	\$25,278
7	Cornerstone Services, Inc.	Permanent Housing for Homeless Veterans with Mental Illness - Renewal Vets 12	Scattered Sites; Will County	Renewal	\$116,675
8	Catholic Charities, Diocese of Joliet	Daybreak Center	611 E. Cass Street, Joliet	Renewal	\$750,595
9	Cornerstone Services, Inc.	Permanent Housing for Chronically Homeless Veterans with Mental Illness -- Renewal C	Scattered Sites; Will County	Renewal	\$24,854
10	Cornerstone Services, Inc.	Permanent Housing for Homeless Persons with MI and their Families (Combo) -- Renewal	Scattered Sites; Will County	Renewal	\$1,665,142
11	Will County Center for Community Concerns	Planning Grant	304 N. Scott Street, Joliet	N/A	\$38,066
Total					\$3,081,183

Tier 2 Projects – Contingent on Funding Levels and/or CoC Competitive Score; was fully funded.

12	Christian Family Ministries, The Lamb's Fold Center for Women and Children	Permanent Housing for Chronically Homeless and Disabled Women and Their Children %	Scattered Sites; Will County	New	\$13,200
13	Catholic Charities, Diocese of Joliet	Creative Crossroads	Scattered Sites; Will County	New	\$37,331
14	Cornerstone Services, Inc.	Permanent Supportive Housing for Chronically Homeless Persons with Mental Illness and their Families	Scattered Sites; Will County	New	\$111,637
Total					\$162,168

** There was no "new" funding; new projects were funded through reallocation of renewal funding.*

Specific Homeless Prevention Elements

1. Identify actions taken to prevent homelessness.

Emergency Solutions Grant (ESG)

In Will County, Emergency Solutions Grants (ESG) funds are used to provide a wide range of services and supports under the following program components: Emergency Shelter, Rapid Re-Housing, Homelessness Prevention, and HMIS. ESG funds are allocated directly to Will County, but state funds are also allocated to the IL-506 Continuum of Care and its partner organizations by the Illinois Department of Commerce and Economic Opportunity (DCEO). Currently, state funding is used to support the Emergency Shelter and Rapid Re-Housing components primarily with some funding used for Homelessness Prevention. State funding is matched 100% with resources accessed and utilized by the subgrantee organizations. Will County funds are currently used to

support Homeless Prevention and HMIS activities and are matched 100% with CDBG funding for the same eligible activities.

Only 6.9% of ESG funds allocated from the State Program (DCEO) and the Will County Program are used for admin activities, 10.6% is used to fund HMIS activities,. 41.1% of ESG funds are utilized for homeless prevention activities and makes up only part of the difference in severe cuts to the State Homeless Prevention Program (DHS) from recent years. The remaining 41.4% is dedicated to Rapid Re-Housing and the CoC expects this portion to increase in future years prior to other categories being increased. Thus, over half of the funds are dedicated to Homeless Prevention and Rapid Re-Housing activities currently.

IDIS Activity	Amt Funded	Amt. Drawn During Period	Activity Name
882	\$108,762.00	\$17,740.05	Rapid Rehousing
904	\$47,357.08	\$39,566.52	Rapid Rehousing
919	\$56,849.92	\$56,849.92	Homeless Prevention
920	\$14,605.00	\$14,605.00	Data Collection
921	\$9,500.00	\$9,500.00	Admin
Total		\$138,261.49	

Utilizing Will County ESG allocated funds and matching funds, \$72,200.11 was spent on short and medium term rental assistance, preventing homelessness for 19 households that included 6 single adults and 13 families containing 22 adults and 23 children. An average of just under 4 months of rental assistance in addition to the provided housing relocation and stabilization services was needed to stabilize housing for these individuals and families who otherwise would have been on the street or entered an emergency shelter and likely would have lost many if not most of their personal possessions.

COMMUNITY DEVELOPMENT

Community Development

1. Assessment of Relationship of CDBG Funds to Goals and Objectives
 - a. Assess use of CDBG funds in relation to the priorities, needs, goals, and specific objectives in the Consolidated Plan, particularly the highest priority activities.

CDBG funds were the primary source of funding for: storm water management, drainage, flood mitigation, sanitary sewer, and public drinking water improvements projects in order to stabilize and improve low and moderate income neighborhoods in the County. These types of infrastructure projects were the top priority objectives in the Consolidated Plan over the past year. The Summary of Accomplishments worksheet can be found in this report and readily identifies how CDBG funds were expended on Con Plan priorities

- b. Evaluate progress made toward meeting goals for providing affordable housing using CDBG funds, including the number and types of households served.

The Summary of Accomplishments worksheet can be found in this report and readily identifies how CDBG funds were expended on Con Plan priorities

- c. Indicate the extent to which CDBG funds were used for activities that benefited extremely low-income, low-income, and moderate-income persons.

89.28% of CDBG funds expended benefited very-low, low and moderate income persons.

2. Changes in Program Objectives

- a. Identify the nature of and the reasons for any changes in program objectives and how the jurisdiction would change its program as a result of its experiences.

The County submitted two Substantial Amendments to the Consolidated Plan. A summary of these amendments can be found on Page 9 of this report.

3. Assessment of Efforts in Carrying Out Planned Actions

- a. Indicate how grantee pursued all resources indicated in the Consolidated Plan.

The County continued its partnership with the City of Joliet and the Village of Bolingbrook with respect to the Continuum of Care system. The three entitlements, taking a leadership role along with the not for profit agencies, again were successful in having been awarded \$3.2 million in funds from the Homeless Super NOFA.

- b. Indicate how grantee provided certifications of consistency in a fair and impartial manner.

The County provided Certifications of Consistency to two development companies during the year. There were no requests for Certification made that did not meet the goals contained in the Consolidated Plan.

- c. Indicate how grantee did not hinder Consolidated Plan implementation by action or willful inaction.

At no time did the County Board nor the CDD, directly intervene or stop a project; nor supported a resolution, that would have a negative impact on implementation of the Consolidated Plan;

4. For Funds Not Used for National Objectives

- a. Indicate how use of CDBG funds did not meet national objectives.

All CDBG funds were used to meet a national objective.

- b. Indicate how the County did not comply with overall benefit certification.

Not applicable.

5. Anti-displacement and Relocation – for activities that involve acquisition, rehabilitation or demolition of occupied real property
 - a. Describe steps actually taken to minimize the amount of displacement resulting from the CDBG-assisted activities.

No displacement took place, because the County did not use CDBG funds to acquire, rehab or demolish occupied structures.

- b. Describe steps taken to identify households, businesses, farms or nonprofit organizations who occupied properties subject to the Uniform Relocation Act or Section 104(d) of the Housing and Community Development Act of 1974, as amended, and whether or not they were displaced, and the nature of their needs and preferences.

Not Applicable.

- c. Describe steps taken to ensure the timely issuance of information notices to displaced households, businesses, farms, or nonprofit organizations.

Not Applicable.

6. Low/Mod Job Activities – for economic development activities undertaken where jobs were made available but not taken by low- or moderate-income persons
 - a. Describe actions taken by grantee and businesses to ensure first consideration was or will be given to low/mod persons.

Not Applicable.

- b. List by job title of all the permanent jobs created/retained and those that were made available to low/mod persons.

Not Applicable.

- c. If any of jobs claimed as being available to low/mod persons require special skill, work experience, or education, provide a description of steps being taken or that will be taken to provide such skills, experience, or education.

Not Applicable.

7. Low/Mod Limited Clientele Activities – for activities not falling within one of the categories of presumed limited clientele low and moderate income benefit
 - a. Describe how the nature, location, or other information demonstrates the activities benefit a limited clientele at least 51% of whom are low- and moderate-income.

Individual/household annual projected income of all program participants was documented and compared with HUD's approved projected income calculations and compared to the available income data.

8. Program income received

- a. Detail the amount of program income reported that was returned to each individual revolving fund, e.g., housing rehabilitation, economic development, or other type of revolving fund.

The County receipted in IDIS \$374,118.11 that was expended on eligible projects.

- b. Detail the amount repaid on each float-funded activity.

This section not applicable.

- c. Detail all other loan repayments broken down by the categories of housing rehabilitation, economic development, or other.

This section not applicable.

- d. Detail the amount of income received from the sale of property by parcel.
This section not applicable.

- 9. Prior period adjustments – where reimbursement was made this reporting period for expenditures (made in previous reporting periods) that have been disallowed, provide the following information:
 - a. The activity name and number as shown in IDIS;
 - b. The program year(s) in which the expenditure(s) for the disallowed activity(ies) was reported;
 - c. The amount returned to line-of-credit or program account; and
 - d. Total amount to be reimbursed and the time period over which the reimbursement is to be made, if the reimbursement is made with multi-year payments.

This entire section is not applicable to the County.

10. Loans and other receivables

- a. List the principal balance for each float-funded activity outstanding as of the end of the reporting period and the date(s) by which the funds are expected to be received.
- b. List the total number of other loans outstanding and the principal balance owed as of the end of the reporting period.
- c. List separately the total number of outstanding loans that are deferred or forgivable, the principal balance owed as of the end of the reporting period, and the terms of the deferral or forgiveness.
- d. Detail the total number and amount of loans made with CDBG funds that have gone into default and for which the balance was forgiven or written off during the reporting period.
- e. Provide a List of the parcels of property owned by the grantee or its sub recipients that have been acquired or improved using CDBG funds and that are available for sale as of the end of the reporting period.

This entire section is not applicable to the County.

11. Lump sum agreements

- a. Provide the name of the financial institution.
- b. Provide the date the funds were deposited.
- c. Provide the date the use of funds commenced.

- d. Provide the percentage of funds disbursed within 180 days of deposit in the institution.

This entire section is not applicable to the County.

12. Housing Rehabilitation – for each type of rehabilitation program for which projects/units were reported as completed during the program year
 - a. Identify the type of program and number of projects/units completed for each program.
 - b. Provide the total CDBG funds involved in the program.
 - c. Detail other public and private funds involved in the project.

This entire section is not applicable to the County.

13. Neighborhood Revitalization Strategies – for grantees that have HUD-approved neighborhood revitalization strategies
 - a. Describe progress against benchmarks for the program year. For grantees with Federally-designated EZs or ECs that received HUD approval for a neighborhood revitalization strategy, reports that are required as part of the EZ/EC process shall suffice for purposes of reporting progress.

This entire section is not applicable to the County.

Antipoverty Strategy

1. Describe actions taken during the last year to reduce the number of persons living below the poverty level.

Mechanisms for addressing anti-poverty priority needs include employment programs, income management counseling, housing assistance programs, emergency service programs, nutrition programs, and family self-sufficiency programs. Various entities have existing programs that serve to fight poverty.

Workforce needs assessments for the next decade project that prospective employers will need a highly educated workforce. It is projected that 63% of the workforce will require at least a high school education with some college. While Will County is projected to have a workforce in which 60% of job applicants possess a high school diploma, efforts among local job training and placement agencies continue to stress education as the number one asset to assure a placement in the workforce. With that end in mind, many of the agencies in the county stress ***education as the way out of poverty***.

While many of the actions taken during the last year to reduce the number of persons living below the poverty line did not use Con Plan resources, never the less, the efforts are noteworthy. The following examples document those efforts:

1. Employment programs such as those offered by the Workforce Services Board of Will County, including:
 - o Employment and Training;
 - o E-Job Board

- o Career Café
 - o Mobile Workforce Center
 - o Career Scholarship program
 - o Clothes 4 Work program
 - o Summer youth Employment Program
2. Asset building and financial literacy is provided through the Community Action Agency (WCCCC) and Catholic Charities “Out of Poverty” program
 3. Housing Assistance is provided in the form of emergency rental assistance from United Way of Will County and several Township General Assistance programs.
 4. HOME Tenant Based Rental Assistance (TBRA) for Security Deposits
 5. Emergency Services include provision of basic survival needs for low-income clients via the Homeless Services Program.
 6. Nutrition Programs include the food bank, congregate dining facilities, and soup kitchens.
 7. Family Self-Sufficiency is addressed through the County’s Promoting shelter programs and other case management programs operated by non-profits, and County agencies such as the Will County Department of Behavioral Health and the Public Health Department.
 8. Home Weatherization program offered by WCCCC with the Primary objectives are to weatherize low-income dwellings; perform residential energy audits/bulb installations; and provide clients with energy conservation education. In addition, the Center operates the LIHEAP (Low Income Home Energy Assistance Program) to assist clients with utility payments; performs lead-based paint abatement for eligible dwellings; provides appliance repair and replacement; home weatherization to low and moderate income households.

SPECIAL NEEDS

Special Needs

1. Identify actions taken to address special needs of persons that are not homeless but require supportive housing, (including persons with HIV/AIDS and their families).

Permanent Supportive Housing Projects (PSH) funded through the Continuum of Care SHP NOFA follow:

Tier 1 Projects – Total Annual Renewal Demand (ARD) less 5%, was fully funded.

Rank	Applicant	Project	Location	*New or Renewal Project	Approved Budget
1	Christian Family Ministries, The Lamb's Fold Center for Women	Permanent Housing for Chronically Homeless and	Scattered Sites; Will County	New	\$32,498

	and Children	Disabled Women and Their Children III			
2	Catholic Charities, Diocese of Joliet	Turning Point	Scattered Sites; Will County	Renewal	\$53,498
3	Trinity Services, Inc. (w/ Lamb's Fold)	Permanent Housing for Disabled Women and Their Children	Scattered Sites; Will County	Renewal	\$277,119
4	Catholic Charities, Diocese of Joliet	Kendall Grundy Homeless Project	Scattered Sites; Kendall and Grundy Counties	Renewal	\$71,560
5	Cornerstone Services, Inc.	Permanent Housing for Chronically Homeless Veterans with Mental Illness -- Renewal Vets A	Scattered Sites; Will County	Renewal	\$25,898
6	Cornerstone Services, Inc.	Permanent Housing for Chronically Homeless Veterans with Mental Illness -- Renewal B	Scattered Sites; Will County	Renewal	\$25,278
7	Cornerstone Services, Inc.	Permanent Housing for Homeless Veterans with Mental Illness - Renewal Vets 12	Scattered Sites; Will County	Renewal	\$116,675
8	Catholic Charities, Diocese of Joliet	Daybreak Center	611 E. Cass Street, Joliet	Renewal	\$750,595
9	Cornerstone Services, Inc.	Permanent Housing for Chronically Homeless Veterans with Mental Illness -- Renewal C	Scattered Sites; Will County	Renewal	\$24,854
10	Cornerstone Services, Inc.	Permanent Housing for Homeless Persons with MI and their Families (Combo) -- Renewal	Scattered Sites; Will County	Renewal	\$1,665,142
11	Will County Center for Community Concerns	Planning Grant	304 N. Scott Street, Joliet	N/A	\$38,066
				Total	\$3,081,183

Tier 2 Projects – Contingent on Funding Levels and/or CoC Competitive Score; was fully funded.

12	Christian Family Ministries, The Lamb's Fold Center for Women and Children	Permanent Housing for Chronically Homeless and Disabled Women and Their Children %	Scattered Sites; Will County	New	\$13,200
13	Catholic Charities, Diocese of Joliet	Creative Crossroads	Scattered Sites; Will County	New	\$37,331
14	Cornerstone Services, Inc.	Permanent Supportive Housing for Chronically Homeless Persons with Mental Illness and their Families	Scattered Sites; Will County	New	\$111,637
				Total	\$162,168

* There was no "new" funding; new projects were funded through reallocation of renewal funding.

Specific HOPWA Objectives

This section not applicable.

Overall Assessment of Relationship of HOPWA Funds to Goals and Objectives
 Grantees should demonstrate through the CAPER and related IDIS reports the progress they are making at accomplishing identified goals and objectives with HOPWA funding. Grantees should demonstrate:

- a. That progress is being made toward meeting the HOPWA goal for providing affordable housing using HOPWA funds and other resources for persons with HIV/AIDS and their families through a comprehensive community plan;
 - b. That community-wide HIV/AIDS housing strategies are meeting HUD's national goal of increasing the availability of decent, safe, and affordable housing for low-income persons living with HIV/AIDS;
 - c. That community partnerships between State and local governments and community-based non-profits are creating models and innovative strategies to serve the housing and related supportive service needs of persons living with HIV/AIDS and their families;
 - d. That through community-wide strategies Federal, State, local, and other resources are matched with HOPWA funding to create comprehensive housing strategies;
 - e. That community strategies produce and support actual units of housing for persons living with HIV/AIDS; and finally,
 - f. That community strategies identify and supply related supportive services in conjunction with housing to ensure the needs of persons living with HIV/AIDS and their families are met.
2. This should be accomplished by providing an executive summary (1-5 pages) that includes:
- a. Grantee Narrative
 - i. Grantee and Community Overview
 - (1) A brief description of your organization, the area of service, the name of each project sponsor and a broad overview of the range/type of housing activities and related services
 - (2) How grant management oversight of project sponsor activities is conducted and how project sponsors are selected
 - (3) A description of the local jurisdiction, its need, and the estimated number of persons living with HIV/AIDS
 - (4) A brief description of the planning and public consultations involved in the use of HOPWA funds including reference to any appropriate planning document or advisory body
 - (5) What other resources were used in conjunction with HOPWA funded activities, including cash resources and in-kind contributions, such as the value of services or materials provided by volunteers or by other individuals or organizations
 - (6) Collaborative efforts with related programs including coordination and planning with clients, advocates, Ryan White CARE Act planning bodies, AIDS Drug Assistance Programs, homeless assistance programs, or other efforts that assist persons living with HIV/AIDS and their families.
 - ii. Project Accomplishment Overview
 - (1) A brief summary of all housing activities broken down by three types: emergency or short-term rent, mortgage or utility payments to prevent homelessness; rental assistance; facility based housing, including development cost, operating cost for those facilities and community residences
 - (2) The number of units of housing which have been created through acquisition, rehabilitation, or new construction since 1993 with any HOPWA funds

- (3) A brief description of any unique supportive service or other service delivery models or efforts
 - (4) Any other accomplishments recognized in your community due to the use of HOPWA funds, including any projects in developmental stages that are not operational.
- iii. Barriers or Trends Overview
- (1) Describe any barriers encountered, actions in response to barriers, and recommendations for program improvement
 - (2) Trends you expect your community to face in meeting the needs of persons with HIV/AIDS, and
 - (3) Any other information you feel may be important as you look at providing services to persons with HIV/AIDS in the next 5-10 years
- b. Accomplishment Data
- i. Completion of CAPER Performance Chart 1 of Actual Performance in the provision of housing (Table II-1 to be submitted with CAPER).
 - ii. Completion of CAPER Performance Chart 2 of Comparison to Planned Housing Actions (Table II-2 to be submitted with CAPER).

OTHER NARRATIVE

Include any CAPER information that was not covered by narratives in any other section.

N/A