

Will County CDBG/HOME Advisory Board
Meeting Date: Wednesday, May 11, 2022 at 1:00p.m.

302 N Chicago St, Joliet, IL 60432
Will County Board Room

AGENDA

Introduction

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| 1. Call meeting to order | Jennifer Bertino-Tarrant, County Executive |
| 2. Pledge of Allegiance | Jennifer Bertino-Tarrant, County Executive |
| 3. Advisory Board Roll Call | Brooke Sims, Administrative Assistant, Land Use Dept. |

Old Business

4. Approval of Minutes from February 23, 2022 meeting

New Business

5. Action Item - Substantial Amendment to reallocate funds
6. Presentation of applications received for PY2022 funds
7. Discussion Item – Citizen Participation Plan
8. Public Comments
9. Announcements
 - A. Next Meeting is June 2 @ 1:00
 - i. Draft Action Plan with staff funding recommendations presented
 - ii. Draft HOME-ARP Allocation Plan presented
10. Motion to Adjourn

Will County Advisory Board Meeting

MINUTES

February 23, 2022---9:00AM-9:42AM

CALL MEETING TO ORDER

Speaker Cowan called the meeting to order at 9:07 AM.

ADVISORY BOARD ROLL CALL

Roll Call was taken by Brooke Sims.

PLEDGE OF ALLEGIANCE

Speaker Cowan led the Pledge of Allegiance.

County Executive Bertino-Tarrant (Later...)

Speaker Cowan

Board Member Mueller

Board Member Fricilone

Township Supervisor Dettbarn

Township Supervisor Crowner

Mayor Dietz

Mayor March

Executive Director White

Chief Executive Officer Simelton

Brooke Sims said, okay that's nine total.

Speaker Cowan said, okay thank-you. I realized that I skipped the Pledge of Allegiance. So if you would all join me.

Brooke Sims said, I believe County Executive Bertino-Tarrant is now on.

Speaker Cowan said, oh great! I will turn it back over to her then.

County Executive Bertino-Tarrant said, thank-you Speaker. Sorry folks, I was in another meeting and couldn't get here in time. So I do apologize. And I didn't have my phone on me. I apologize thank-you for starting. So we are in old business now, I need a motion to approve the Minutes from December 21, 2021. Can I get a motion?

Board Member Fricilone said, motion Fricilone.

Board Member Mueller said, second Mueller.

County Executive Bertino-Tarrant said, all in favor?

Board Members said, aye.

County Executive Bertino-Tarrant said, any opposed?... Motion carries. And now I need a motion to accept the HOME ARP proposal for development of HOME ARP Allocation Plan Status. Take a motion.

Martha Sojka said, Executive this will just be an update on the Allocation Plan Status.

County Executive Bertino-Tarrant said, okay so we don't...it's under old business, so we don't need a motion to accept it?

Martha Sojka said, no.

County Executive Bertino-Tarrant said, you're just going to give us information?

Martha Sojka said, yes.

County Executive Bertino-Tarrant said, gotcha. It's all yours Martha.

Martha Sojka said, thank-you. So last month when we... or two months ago, in December, we talked about the HOME ARP funds and the process we need to undertake with HUD. I just wanted to give an update on where we are with that. So the HOME ARP funds are just over 4.5 million that will be coming through the Community Development division, we have developed an Allocation Plan for those dollars. We did participate in listening sessions with IHDA on the 17th and 18th of this month. And some of the things we heard from various participants is the importance of coordinating with other funding sources needed to help with underwriting developments that are made to house qualified populations. And also the importance of coordinating among housing providers, developers, and funders. Because these dollars are very specific for what the purpose is, and if the goal is to develop more units, development does take a lot of time and coordination. So there was a lot of talk about the need to do that upfront, so we could be in a position to not lose these dollars when the 2030 deadline is here. We will do consultations with Continuum of Care and MAPP membership, we are looking to do that in March. And then we are looking to have a presentation with the Community Builders Network of Will County. If you're not familiar with that network, it was about 2 years ago, the group started meeting as the housing development fought leadership group. It has grown over the last two years and includes a cross sector group of members from CED is on there, Midland States Bank were a part of that. Will County Center for Community Concerns as the community action agency is part of that. So we will be giving a presentation on April 8th. That network has been a place to kind of swap ideas and meet with different folks to see where the gaps are and how these coordinating efforts continue to take place. So we have also met with developers locally that are looking to do various developments. One in Fairmont. Manningdale. Housing authority has proposals for housing development. There was the Village of Monee interested in Veteran housing. So it's a spot where various partners interested in development can come and share resources with the hopes of getting a joint venture in place.

Just a reminder the eligible uses for the HOME ARP dollars is tenant based rental assistance, development and support of affordable housing, provision of supportive services, and acquisition and development of non-congregate shelters. So that means dollars available to acquire hotels or motels for the purpose of providing units down the line. When development and support of affordable housing, those affordable housing units do have to serve the qualifying populations.

So the qualifying populations that HOME ARP dollars are eligible to be used are homeless, those who are at risk of homelessness as defined by the McKinney-Vento act. So there's a lot of different factors that go into what's considered at risk of homelessness. So we'll touch on some of those. Other population is

fleeing or attempting to flee domestic violence. Parts of other populations where providing supportive services or assistance would prevent homelessness. So this could be potentially our returning citizens. For the lack of assistance... if they didn't have supportive services they might not be able to find housing on their own. And then veterans or families that include a veteran that meet the criteria.

So just a snap shot kind of what that means in reality, the dollars are looking to assist homelessness or at risk homeless. And at risk homeless, one of the definitions are populations or households that earn under 30% AMI. So just to give you an idea, that's the chart here. The part that is circled in red that's 30%. So one person household that's earning 30% of our area median income is earning just under \$20,000. If you just figure that out as an hourly rate that is someone earning \$9 an hour working full-time. A household of four the limit is \$27,000 so that would equate to a \$13 an hour job. Just to differentiate our regular HOME dollars typically meet the needs of households earning between 60-80%. So for one person household \$52,000, for a four person household almost \$75,000. So that's our regular HOME dollars. These HOME ARP dollars are trying to meet the needs of households earning between 30-50%. So when you think about that in real terms and developments that it's going to take a lot of effort to piece together all of the various funding sources that would be required to make a development feasible and sustainable for the long term if we are to meet the needs of this population. I just wanted to share that background on that. So we'll actually have a draft of the plan in May, when we meet that first week of May. So for right now we're just doing the data collection, the gap analysis, and the consultations that are required by HUD. And then we can move onto new business, unless anyone has questions about HOME ARP funds?

County Executive Bertino-Tarrant said, any questions?...Doesn't look like it Martha, so we can move on to new business: Bylaws-Vice Chair & Secretary selection.

Martha Sojka said, yup. Our Bylaws state that we are to select a Vice-chair and Secretary in December, I did not have that on our agenda in December and enough time to address this. So it's on our agenda this month, historically the Vice-chair has been the Speaker and the Secretary has been the Majority Leader. But we have in reality always done the minutes for the meeting, so I don't know how you want to handle that. If you just want to identified how we historically done and we just do the minutes and provide that.

County Executive Bertino-Tarrant said, I'm fine with that, but I'm not the Speaker or the Majority Leader.

Speaker Cowan said, this is Mimi. That's fine with me.

Board Member Mueller said, this is Meta. That's fine with me too. I trust that staff will let me know if I need to do anything with that requires my action.

Board Member Fricilone said, need a motion?

Martha Sojka said, yes.

Board Member Fricilone said, I'll make that motion.

County Executive Bertino-Tarrant said, alright motion by Fricilone, second by?

Mayor March said, March.

County Executive Bertino-Tarrant said, thank-you. All in favor?

Board Members said, aye.

County Executive Bertino-Tarrant said, any opposed?... Motion carries. Policies and Procedures.

Martha Sojka said, so this is another area that is update and discussion. So last time we met in December we talked about...we're working on our Policies and Procedures. So we've done an inventory of what we have and are working on developing an outline or a framework for how to package all of that information and identify where we have gaps. So I just wanted to present kind of where we're at in that

process. We decided that Chapters are probably the easiest way to do this, there's a lot of information that will be packed into these chapters. But just as an outline, we'll have Chapter 1 that will cover the Grants Administration, type pieces that identify kind of our role, how we got here, the various agreements we have with the Village of Bolingbrook/ City of Joliet. There's definite processes that HUD requires annually and there's some that are every three years. So we'll see occasionally, we'll come to the County Board, because of those processes. So there's an opt-in/opt-out process that communities could choose to become part of our entitlement or choose to go to the State. There's HUD reporting requirements and just general grant administration that would be covered in this chapter. Chapter 2 is our Citizen Participation Plan. There's definite regulations for what our minimum requirements are in terms of engaging the citizens when we do our planning documents, or our 5 year plan, or action plan, and any amendments we have to do in our end of year reporting. So that Chapter will cover what we do in that regard. Chapter 3 we call Cross Cutting Policies. These are various regulations that cut across the different funding streams that we receive. So regardless on whether it's CDBG, HOME, or ESG environmental reviews have to be done for every project. Financial management requirements are the same for all the projects regardless of the funding source. There's nondiscrimination and affirmative marketing requirements, equal access in participation and employment, minority and women business outreach, section 3 outreach, conflict of interest requirements, recordkeeping and then lead based paint requirements and labor requirements. So there's certain ones that just cut across all activities and all funding streams so that will be covered in Chapter 3. Chapter 4 will be our funding applications. We put these out every year, once we have our allocations identified. So those will get updated annually, but there at least identified as a Chapter. And then Chapter 5 is monitoring and inspection. We have procedures used to monitor our sub recipients to ensure compliance with federal regulations and to preform risk analysis at the end of the funding year. So that we can use that information when we're making funding decisions for future request.

Chapter 6 will be devoted to community development block grant. So information on what's eligible with those dollars. It also includes sub-chapters for construction management of infrastructure and public facilities projects. That is the bulk of our CDBG resources. Historically, we have gone to that as a manual on how to do that, and then we also have manuals for various programs. So we got an owners occupied rehab program and demolition that's done with CDBG. So there's manuals that are used to manage those programs. Chapter 7 will be the home investment partnership program, which will just be called HOME. Information about its eligible uses and then we have to have property standards for that program. There's also construction management, manual for housing development projects. There's a lot of regulations that are involved in developing housing. CHDO certification, so CHDO is our community housing development organization. It's a specific designation that developers get, if they get that designation, they are eligible to access 15% of our HOME funds. There's long term monitoring requirements of our housing portfolio during its affordability period. So there's another sub chapter devoted to that and then we also have other manuals for certain programs. We just launched the down payment assistance program, so there's a manual for that. And then the tenant based rental assistance program. (Chapter 8) And then the emergency solutions grant that is done in tandem with the continuum care, cause that does...it's very specific with the homeless population. And then Chapter 9, these is probably the one that's the least developed. It's our just our internal policies and procedures. How we manage projects and program management internally, so that we could ensure a consist level of service between program managers, so we're working on that. Any questions on our policies and procedures?

County Executive Bertino-Tarrant said, doesn't look like it Martha. You can just yell out to if you have any questions. Well not yell out, but ask away... Alright, do we need a vote on this model, is that what we're going to do?

Martha Sojka said, no I'm just sharing the information at this point. At some point, once we're done with it all we will bring it back to the Advisory Board to formally adopt it. That way it'll give us a formal start date and if we ever make changes to certain policies, we'll have something to go back to the Advisory Board with.

County Executive Bertino-Tarrant said, okay. Are these...are the rest of the stuff on the agenda just updates?

Martha Sojka, yes.

County Executive Bertino-Tarrant said, okay. Then go ahead, go on with reclaimed property program.

Martha Sojka said, the reclaimed property program, a lot of words here on this screen, so I'm just going to start with some background. Because the reclaimed property program is actually something we're trying to do within an existing system that takes place annually. It's the Will County surplus property auction. So if you're not familiar with that, it's just a simplified graphic on the screen. On the left side, the annual tax sale that happens annually. If somebody doesn't pay their property taxes, someone could purchase those taxes as an investment. And homes that aren't purchased for the past three years in tax sale go to auction. So this is a process that happens every year. And in July of every year there's a Court process to surplus the properties that haven't been picked up after three years of tax sales. So just as an example, the 2017 certificates were offered in October of 2021 auction. The list of all of the properties that are up for auction is made available to the public. There's a sealed bid auction in October and the winning bidders get the property. So this is a system that works within...at the County level. Once the Court identifies a surplus property, that property is handed over to an entity, called the Will County Trustee, and they manage the entire process. So a couple of years ago, when we were working on a drainage plan for South Fairmont, we needed to find parcels to use for water retention, to address storm water drainage issues in that area. So one of the options for finding land that was presented to us was looking at the surplus property list. So we did with our engineer, identify a number of lots that could be suitable for water detention and we pulled them off the list. We also pulled off five other lots that were buildable lots that Habitat for Humanity was interested in, for the purposes of building affordable housing. So in April we are planning on going to the board to acquire those properties to be able to deed them over to Habitat. But in thinking about this kind of process, we would like to make this an annual option. We've worked with the Treasurer's office and how to...and still working on the logistics of it, but the intent or the purpose of it would be to make an intentional community development opportunities by being able to utilize some of these properties and get them back on a tax roll. So the system's the same. What we would do is review the list and identify opportunities, offer those opportunities to non-profits or CHDO's which certified housing developers based on our home standards. And what those non-profits want to do with that property aligns with community development purposes and we can get a development agreement signed with the partners then those properties would be acquired and deeded over to the non-profits that are asking for the property. So when you think about different community development purposes we're looking at affordable housing development. For our purposes it will likely be drainage, if we were to pull off lots like we were intending in Fairmont. We have had community groups interested in using vacant lots for open space, or for parks, or for gardens. So that would allow non-profits to be able to access these properties through this I guess option or through this opportunity to be able to look at the list before it goes public. So I'm just presenting this today to get some feedback. If anyone has any questions as we work through this concept it would be helpful.

County Executive Bertino-Tarrant said, Martha you said... this is going to have to go before the Will County Board, correct?

Martha Sojka said, correct. It is a process that we're able to do this, based on the State's Attorney we're able to do this. It's just we're looking to make it more of a program where it's an offer every year.

County Executive Bertino-Tarrant said, okay.

Board Member Fricilone said, I have a question.

Martha Sojka said, yes.

Board Member Fricilone said, so when you say you come to the Board and pull these properties off, there's a cost to the property? Is that...

Martha Sojka said, there is. If we were to pull off the properties we would be paying I think just the based cost, which is the \$850 dollars that covers the cost of the Trustee. And what they do to clean up the properties to get a clean title and then the real estate transfer tax. I think it amounted to \$871 dollars. So if we were to deed the properties over to let's say, Habitat, for the purposes of affordable housing development, we would just have them pay the cost. That \$871.

Board Member Fricilone said, okay. And if we're getting the properties to some other developmental group, are we looking at paying some of that or are we just going to ask whoever we're deeded over to- to pay that?

Martha Sojka said, the based cost, I would ask whoever we're deeded it over to pay. I mean we could cover the cost, I think CDBG dollars allows for dollars to be spent on tax foreclosed properties. So it's an option, but with affordable housing development we're looking at just have them cover the based cost. And then the value of whatever is foreclosed, cause most of these properties that Court processed, what happens at that Court process, is all of the liens or anything that is tied to that property, they get foreclosed. Right? So there's a value or donation value to that dollar amount. So the Trustee would provide what the value of that donation is to an affordable housing developer and then they can use that value to get a State tax credit. Which assists the developer in kind of filling their gap when it comes to the funding stack for development. So I guess the donation or the contribution that the County would be giving, is the forgone taxes on this which happens during the Court process.

Board Member Fricilone said, I was just trying to think if there was some cost to us, we could put some ARP money against it. But that would have to be in this next year or two. But if we're going to have the people getting it paying for it then we don't need to allocate any money.

Martha Sojka said, it's definitely an option to do it as you said to provide...you know, I think the County or Cook County does dollar transfers. So they'll transfer the property for a dollar to ensure they are covering the cost. You know their based cost, that \$850 or whatever it is from the Court process. So it could go both ways. CDBG could be used to cover it the other option, like with Habitat, if they paid the \$871 just to make it logistically easy to do cause they come to the closing with the *inaudible* to go over the property. We can cover...we can reimburse that cost if they were to use HOME dollars for development...or if they were to use HOME dollars to develop a housing unit on that property.

Board Member Fricilone said, okay thanks.

County Executive Bertino-Tarrant said, any other questions? Alright Martha program year 2022 cycle.

Martha Sojka said, okay. So this is also just an update, so every year just so you're aware we get annual allocations of CDBG, HOME and ESG. Our typical process or what we're looking at this year is Mid-March to do our notice of funding availability. Early April we'll do our application workshops. So this is an opportunity if someone's new to applying for these dollars or if their trying to use our applications and having questions. They can come to these workshops and get their answers there. And then Mid-April will be when applications are due. Currently what's on our website is last year's applications if you want to take a look. There's CDBG public services, those dollars are capped at 15% of our grant amount. CDBG public infrastructure and public facilities, there's an application for that. For the HOME dollars, there's an excel worksheet with a number of tabs on there. One is for home buyer projects, so if a developer wants to buy or wants to develop single family homes for the purpose of selling them to a low income homebuyer, this is where a Habitat model would work. So there's an application for that type of project. And then there's also an application for rental development. It includes underwriting, it includes your construction cost, soft cost, and your 5 or actually your 15-20 year operating budget. So it gives us an idea on how feasible a project is and whether or not it meets our underwriting criteria. And then we're looking at potentially doing an economic development application in our 5 year plan. There is a goal for economic development, I think it's like 20 job or 20 training opportunities. We haven't historically gotten any applications related to economic development so we're looking at creating an application that would kind of identify what the eligible uses are. But before making it public we're going to reach out to our

workforce services to see if they have any ideas or knowing what our funds could fund, if there's something within their space, they can either utilize the funds or if they have any ideas. And then we'll go from there. In terms of our Advisory Board meetings or our upcoming meetings, we're looking at doing one meeting the second week of May. And then the second meeting the fourth week of May. We haven't identified a date yet between our leadership but we'll look to get that date established quickly. So this one question I guess for feedback purposes, it looks like the potential of having an in-person meeting by May is quite likely. In the past when we had in-person meetings, our first meeting we would have the applicants come up and give a 3-5 minute probably 3 minute overview of what they applied for. And then we would carry on our meeting after that. If we...when we went to zoom we did the summaries, meaning staff did. Because technically it would be very difficult to manage that many applicants. You know swapping videos and what not, so we did the summary. So if we are virtual we will likely follow the same format and have staff summarize the applications in May. It'll be a public meeting, we will invite all of the applicants to attend that meeting. So if you have questions on what we summarized we can ask the applicants. And then the fourth week of May we'll have a public hearing, and on that day we'll do the staff recommendations and also invite everyone, all of the applicants to come. So if they have questions on what we're recommending, we can ask then. So I guess the question I just want some feedback on if we are in-person, do you want the applicants to come up and do their kind of summaries of what their asking for? Or would you prefer us to summarize even if we're in-person and then just have them be available there for questions?

County Executive Bertino-Tarrant said, I'd prefer that you to summarize and be available for questions. I think sometimes people get very passionate about their projects and they take long. And I know we have a lot of people on this Advisory Board that have jobs and working as their elected official. So just as a curiosity to their time, but I don't know how it's been done in the past. So that would be my suggestions, however that you summarize and that someone there and available to answer.

Board Member Fricilone said, I agree with that but I would ask that the summaries go out ahead of time so that we can kind of read through them to form our questions before we get to the meeting. Instead of trying to scramble at the meeting to read up while we're all there.

Board Member Mueller said, I agree with that Mike. This is Meta by the way. I agree I would like to see them that way, ahead of time and then have folks on hand to answer questions if we have any specifics about a project that you don't cover in your presentation Martha.

Martha Sojka said, okay.

Mayor March said, this is Mayor March is there going to be an opportunity to call into these meetings still if they are in-person? Are you still going to offer that? Or is it just going to be in-person?

Martha Sojka said, I will have to defer to our leadership on that one. I'm not sure if that option for hybrid is going to be an option going forward.

County Executive Bertino-Tarrant said, Mayor we're going to have to check with our State's Attorney as the Advisory Board if we're able to do that. This was because obviously the Executive order and so we'll find out what happens once that it's over. If as the Advisory Board, that people can still...as the Advisory Board if people can still call in and we'll update you.

Mayor March said, thank-you.

County Executive Bertino-Tarrant said, uh hmm. Any other questions?...Alright.

Matt Easton said, ah. Question.

County Executive Bertino-Tarrant said, oh I'm sorry go ahead.

Matt Eastman said, sorry its Matt Easton with the Village of Bolingbrook.

County Executive Bertino-Tarrant said, yup.

Matt Eastman said, when do we anticipate providing our summaries and things like that? Obviously at the beginning of May maybe April?

Martha Sojka said, so our applications will be due mid-April. Based on this kind of timeline.

Matt Eastman said, okay.

Martha Sojka said, so we as staff need time to review in order to do the summaries and rank them based off of our ranking questions. So if we're looking to have a meeting the second week of May, we would look to get the summaries to you no later than a week prior to the meeting.

Matt Eastman said, okay. I'll just plan on having stuff to you by mid-April then. Thanks.

Martha Sojka said, yup.

County Executive Bertino-Tarrant said, anything else? Alright...Martha do we have any public comments? No one sent in any public comments that you're aware of?

Martha Sojka said, no.

County Executive Bertino-Tarrant said, okay. Go ahead with the announcements.

Martha Sojka said, okay. So April is Fair Housing Month, we have in previous years declared...or done a proclamation for April as Fair Housing Month. And we had hope that could be done again this year. So if we do it in March I think the yeah so that's March or April. I think we've done it in both months. And sometimes as early as February but just putting that out there. And Community Development week is April 11-15th we have in the past done events during this week. We are members of NACCED which I think is affiliated NACO they use this week as an opportunity to kind of showcase projects that CDBG and HOME have funded throughout the year. So the legislation can see the impact of these dollars. I think about 2 or 3 years ago we did a tour for Congressman Foster to a group home that was funded with Cornerstone. We also had a tour in some of our community gardens. Last year we did a series of listen and learn sessions with developers on various topics around access to housing, access to health care. I can't say we have anything identify for this year yet so if anyone has any ideas please share those with us. So we can highlight some of the work these dollars are able to do in communities.

County Executive Bertino-Tarrant said, Martha real quick you said April is Fair Housing Month, they do a recognition of that so you will notify Beth at the County Board Office?

Martha Sojka said, yes I can do that. We do have a proclamation that we've used annually so I can show you...

Board Member Mueller said, I'm okay with that. Are you okay with us doing that in March? Mike Fricilone?

Board Member Fricilone said, yup.

Board Member Mueller said, me too. This is Meta so yeah please send that over.

Martha Sojka said, would that go to Beth or to you Meta?

Board Member Mueller said, no to Beth please or to Nick Palmer. Please.

Martha Sojka said, yup. I'll do that.

Board Member Mueller said, thank-you so much.

Martha Sojka said, and that's all I have.

County Executive Bertino-Tarrant said, alright I need a motion to adjourn. Thank-you Martha. Thank-you to your team.

Board Member Mueller said, motion Mueller.

Board Member Fricilone said, second Fricilone.

County Executive Bertino-Tarrant said, all in favor?

All Board Members said, aye.

County Executive Bertino-Tarrant said, any opposed?... Motion carries. Thank-you for being on today. I appreciate it, have a good day.

Substantial Amendment to the PY21 Annual Action Plan, 2020-2024 Consolidated Plan

The following is a summary and draft language that amends the 2021 Annual Action Plan.

Background

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

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

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

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

Grantee Name	Will County Illinois
Name of Entity or Department Administering Funds	Will County Land Use Department Community Development Division
Contact Person (person to answer questions about this amendment)	Martha M Sojka
Title	Community Development Administrator
Address Line 1	58 E. Clinton St.
Address Line 2	Suite 100
City, State, Zip Code	Joliet, Illinois 60432
Telephone	815-774-3364
Fax	815-774-7895
Email Address	msojka@willcountylanduse.com
Authorized Official (if different from Contact Person)	Jennifer Bertino-Tarrant
Title	County Executive
Address Line 1	302 N. Chicago St
Address Line 2	
City, State, Zip Code	Joliet, Illinois
Telephone	815-740-4601
Fax	
Email Address	countyexec@willcountyillinois.com
Web Address where this Form is Posted	Willcountylanduse.com
Amount of Substantial Amendment	\$ 280,000

Overview

This substantial amendment includes reallocating \$280,000 from PY2020 Action Plan that was allocated to south Fairmont drainage. The Township is hesitant to move forward on improvement plans for south Fairmont and have expressed concerns about continued drainage problems in central Fairmont. The proposed concept plan to address drainage in south Fairmont was developed in 2018 and the Township has requested revisiting the drainage concerns in Fairmont. Staff concurred and is recommending a reevaluation.

In an effort to meet CDBG spending thresholds, staff is recommending reallocation of the \$280,000 to the Lockport Heights infrastructure improvement project. The project was only partially funded in PY2021 due to funding limitations. The reallocation of PY2020 funds and reallocation of unspent prior year funds will allow the project to move forward. The project includes sanitary sewer improvements to eliminate sewage backup into resident's homes. Project includes replacements of 8" lined clay pipe to a 10" PVC pipe to increase the capacity and manholes. Total cost of the project is \$920,000 including engineering costs.

7. Improve Neighborhood Infrastructure and Facilities

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

FY2021 Projects serving this goal:

• Fairmont Infrastructure	\$600,000
• Lockport Heights Infrastructure	\$520,000
• Add \$280,000 reallocated funds	\$800,000
• Ridgewood IEPA Loan	\$115,000
• Village of Bolingbrook	\$234,782

Project Name	Neighborhood Infrastructure – Lockport Heights
Target Area	Lockport Heights
Goals Supported	Improve Neighborhood Infrastructure and Facilities
Needs Addressed	Non-housing Community Development
Funding	CDBG: \$800,000
Description	Funds will be used as part of a phased multi-year water and sewer improvement project that improved water service by installation of larger mains, new service lines, hydrants, vaults, and located and repaired unmetered water usage which resulted from leaking mains which were taken out of use. Lockport Heights’ infrastructure required improvements is a result of undersized original improvements put in place prior to growth of subdivision and the overall age of the improvements.
Target Date	September 30, 2022
Goal	33 households verified by approved Targeted Area Survey results
Location Description	135 th Avenue, Lockport Illinois
Planned Activities	Public Facilities and Improvements: 24 CFR 570.201(c) Low Mod Area 570.208(a)(1)

CDBG

Fund Source	Applicant	Project Name	Project Summary	Total Budget	Amount Requested	Number served by funds
Set-Aside	Bolingbrook	Bolingbrook Senior Home Repair with Senior Services	Owner occupied rehabilitation provided to seniors in the Village of Bolingbrook. This will address immediate threats of health and safety in the home.	\$35,000 (Bolingbrook only)	\$35,000	The entire Safe at Home Program serves 1000 homes
Set-Aside	Bolingbrook	Bolingbrook Infrastructure	Infrastructure improvements located within the Village of Bolingbrook.	\$204,004	\$234,782	Unknown currently
CDBG	Senior Services	Senior Services Home Repair in Will County for seniors	Owner occupied rehabilitation provided to seniors in Will County. This will address immediate threats of health and safety in the home.	\$137,000	\$137,000	The entire Safe at Home Program serves 1000 homes
CDBG	Homer Township Senior Living	Renovations to The Founders Crossing Senior Housing Community	Interior and exterior repairs and replacements to a 30 unit independent living senior complex.	\$2,085,000	\$2,085,000	8 single story senior housing residence buildings
CDBG-PF	Plainfield Townsh	Community Center Roof Repair	Roof replacement for community center used for Seniors, Disabled and Veterans programs	\$125,000	\$100,000	Unknown
CDBG-PF	Lockport Heights	Sewer System Infrastructure Improvement	Alleviate sanitary backups on 144th Pl. Is part of comp. community plan	\$920,344	\$400,344	Unknown
CDBG-PF	Sharefest		During COVID Sharefest hosted numerous food distribution pop-ups through-out the County. Food insecurity remains an issue and Sharefest received donations of a variety of good throughout the year and is looking to acquire retail space to be used as a free grocery/home goods/clothing source. redirecting people to the store which would reduce the need to do large distributions and would direct people to the store.	\$275,600	\$275,600	Unknown
CDBG-PF	Forest Park Community Center	Building Repair	building repair to include: new awnings, new floors, LVP floor coverings, and replacement of ceiling tiles.	UNKNOWN	\$38,500	Unknown
Set Aside	Staff		Micro Enterprise Program	\$75,000	\$75,000	Unknown
Set Aside	Staff		IEPA Loan	\$115,000	\$115,000	N/A
Set Aside	Staff		Housing Services for HOME TBRA Program	\$100,000	\$100,000	Unknown
Set Aside	Staff		Housing Counseling for HOME DPA Program	\$100,000	\$100,000	Unknown
Set Aside	Staff		Fairmont Water and Sewer Transfer Project	\$700,000	\$700,000	Unknown

CDBG Public Service

Fund Source	Applicant	Project Name	Project Summary	Total Budget	Amount Requested	Number served by funds
Set Aside	Bolingbrook/CSC	Bolingbrook Housing Counseling with CSC	Housing counseling provided by CSC to prevent foreclosures and to provide pre-purchase housing counseling in the Bolingbrook area.	\$165,235	\$36,000	325 families
CDBG PS	CSC	Housing Counseling	Housing counseling provided by CSC to prevent foreclosures and pre-purchase housing counseling in the Will County area.	\$165,235	\$39,000	325 families
CDBG PS	Holsten Human Capital Development	H.E.A.L Pantry Holistic Health Resources	H.E.A.L. Pantry Coordinator and supervisory staff to provide program management and supplementing cost of educational materials and health testing equipment	\$181,734	\$67,500	150-200 households weekly
CDBG PS	Illinois Partners in Hope	Food Pantry Distribution	Food bank providing food to 25,000+-people per month at no cost to partner pantries. Looking for funding for warehouse/distribution staff and cost of food/logistics	\$600,000	\$300,000	25,000 people monthly
CDBG PS	NHBWJC	NHBW-Labor of Love	Seeking funding for pantry operation/delivery and garden staff. These roles were funded with CDBG-CV&CV3 \$ and the staff helped to expand reach of nutrition assistance services offered through NHBWJC.	\$239,377	\$120,821	300 individuals a week
CDBG PS	CASA	2022 Program Expansion	Staffing costs for FT and PT Advocate Supervisors. They will help children navigate the court system. CASA will also use these children with health advocacy.	\$78,369	\$78,369	60 cases this grant cycle
CDBG PS	ShareFest	Share Fest Will County Food Bank/Food Pantry	Funding is to pay for all staff positions needed to keep food bank/pantry in operation past 12/2022. ShareFest provides more than food and has a great reach in Will County.	\$75,000	\$75,000	14,935 families
CDBG PS	Northern Illinois Food Bank	Food Acquisition and Distribution	To purchase food items in high demand but not commonly donated, that will provide access to at least 50,000 meals. will also donate food to Daybreak and MorningStar	\$1,781,304	\$50,000	31,603 individuals a month

CDBG PS	Catholic Charities	Homeless Prevention	provides increase access to homeless prevention assistance in the underserved areas of WC, including Eastern WC and Bolingbrook areas.	\$136,726	\$50,000	CC is proposing to serve an increased number from 250 to 260 of individuals in those areas
CDBG PS	Will Grundy Medical Clinic	Emergency Assistance	provides the homeless with emergency housing and free health care to people who are unable to receive care from other sources	\$145,000	\$45,000	WGM anticipating 50/100 new participants in their ES program
CDBG PS	WCCCC	Homeless Services	provide housing-focused case management to households and individuals experiencing homelessness or at risk of homelessness	\$365,642	\$56,005	WCCCC anticipates serving 50 households with homeless services
CDBG PS	Spanish Community Center	Life Coaching and Resources Program	Use funds for Family advocacy program. funding will cover costs for participants and equip for counseling room and outreach	\$19,879	\$8,500	35 clients/yr with furniture and 100 sessions of Coaching/yr

HOME

Fund Source	Applicant	Project Name	Project Summary	Total Budget	Amount Requested	Number Served by funds
HOME	WCCCC	Tenant Based Rental Assistance	Tenant Based Rental Assistance Program to help house the homeless	\$200,000	\$200,000	WCCCC is wanting to increase housing support from 7 clients to 14 being housed
HOME	WC HABITAT	CHDO Operating Expense	This project proposes using CHDO HOME funds to continue supporting its CHDO operations. In addition, to support the salaries of a Communication Coordinator and Construction Site Supervisor.	\$100,000	\$100,000	This is for operating expense allocated for CHDO's
HOME	WC HABITAT	Habitat Builds Joliet	This project proposes using CHDO HOME funds for the new construction of (3) affordable single-family homes in Joliet Ridgewood subdivision. The project offers low to moderate-income families in our community opportunities for homeownership with DPA assistance	\$832,303	\$525,000 (\$75,000 DPA)	Number of persons served will be 3 homebuyer families
HOME	WC HABITAT	Elwood Duplex Project	This project proposes using CHDO HOME funds for the new construction of a duplex home with (2) total units in Elwood. The project offers low to moderate-income families in our community opportunities for homeownership with DPA assistance.	\$601,110	\$350,000 (\$50,000 DPA)	Number of persons served will be 2 homebuyer families
HOME	WC HABITAT	Kevin Walsh Elwood Memorial Build	This project proposes using CHDO HOME funds for the new construction of (1) an affordable single-family home in Elwood. The project offers low to moderate-income families in our community opportunities for homeownership with DPA assistance	\$310,351	\$175,000 (\$25,000 DPA)	Number of persons served will be 1 homebuyer family

ESG

Fund Source	Applicant	Project Name	Project Summary	Total Budget	Amount Requested	Number Served by funds
ESG	Catholic Charities	Emergency Shelter	To help operate the ES and keep the doors open and homeless persons off the streets	\$144,450	\$35,578	The ES provides a capacity of 56 individuals and families shelter on any given night with Point In Time night showing 166 homeless on the street or in shelter.
ESG	Trinity Services, Inc.	Rapid Re-Housing	RRH, HP and SO to expand their current RRH program in helping persons prior to becoming homeless	\$446,960	\$205,000	10/20 households being housed or prevented from being homeless
ESG	WCCCC	Rapid Re-Housing	Continuation of the Rapid Re-Housing program providing supportive services and rental assistance	\$262,783	\$86,074	Housing 12 clients and providing case management
ESG	Will Grundy Medical Clinic	Housing, Healthcare and Hope	Healthcare, Housing and Hope, continuation of medical program for the homeless and at-risk of the homeless by providing a medical home for each client	\$735,079	\$141,056	Currently has served 172 with 62 active participants, with the ambition to serve at least 200 more in the next year

Citizen Participation Plan - discussion

Purpose of the proposed change: Clarify and amend the language of the citizen participation plan to specify that Substantial Amendments are handled via a resolution at the County Board level and that comments from the Advisory Board will be solicited during the required 30-public comment period.

Current Substantial Amendment

The following items constitute substantial change in Consolidated Plan and/or Annual Action Plan and therefore require amendment to the adopted plan:

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

Amendments to either the Consolidated Plan or Annual Action Plan are subject public notice and public comment periods as contained elsewhere in this Citizen Participation Plan

Formal adoption of Action Plan amendments are accomplished via resolution at Advisory Board and County Board level;

Proposed Substantial Amendment

The following items constitute substantial change in Consolidated Plan and/or Annual Action Plan and therefore require amendment to the adopted plan:

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

Amendments to either the Consolidated Plan or Annual Action Plan are subject public notice and public comment periods. Substantial Amendments are sent to the Advisory Board members for review and comment during the public comment period. Comments from the Advisory Board will be considered with other public comments.

Formal adoption of Action Plan substantial amendments are accomplished via resolution at ~~Advisory Board and~~ County Board level;