

Application for Federal Assistance SF-424

*** 1. Type of Submission:**

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

*** 2. Type of Application:**

- ☒ New
☐ Continuation
☐ Revision

*** If Revision, select appropriate letter(s):**

*** Other (Specify):**

*** 3. Date Received:**

3/28/23

4. Applicant Identifier:

5a. Federal Entity Identifier:

M21-DP170211

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

*** a. Legal Name:** County of Will

*** b. Employer/Taxpayer Identification Number (EIN/TIN):**

36-6006672

*** c. UEI:**

RBJAKXVDNY65

d. Address:

* Street1: 302 N. Chicago Street

Street2:

* City: Joliet

County/Parish:

* State: IL: Illinois

Province:

* Country: USA: UNITED STATES

* Zip / Postal Code: 60432-7895

e. Organizational Unit:

Department Name:

Land Use

Division Name:

Community Development

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Ms

* First Name:

Martha

Middle Name:

* Last Name:

Sojka

Suffix:

Title: Director, Community Development Director

Organizational Affiliation:

Will County Land Use Department

* Telephone Number: 815-774-3364

Fax Number:

* Email: msojka@willcountylanduse.com

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

B: County Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

U.S. Department of Housing and Urban Development

11. Catalog of Federal Domestic Assistance Number:

14.239

CFDA Title:

HOME Investment Partnerships Program - American Rescue Plan (HOME-ARP)

* 12. Funding Opportunity Number:

M21-DP170211

* Title:

HOME Investment Partnerships Program - American Rescue Plan (HOME-ARP)

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

PY 2021 HOME Investment Partnerships Program - American Rescue Plan (HOME-ARP) Assistance including supportive services, non-congregate shelter, affordable housing creation, planning and administration

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:**

* a. Applicant

1 2 11 14

* b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:

* a. Start Date:

09/20/2021

* b. End Date:

09/30/2030

18. Estimated Funding (\$):

* a. Federal

4,581,154.00

* b. Applicant

* c. State

* d. Local

* e. Other

* f. Program Income

* g. TOTAL

4,581,154.00

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**☐ a. This application was made available to the State under the Executive Order 12372 Process for review on☒ b. Program is subject to E.O. 12372 but has not been selected by the State for review.☐ c. Program is not covered by E.O. 12372.*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 18, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix:

Ms.

* First Name:

Jennifer

Middle Name:

* Last Name:

Bertino-Tarrant

Suffix:

* Title:

Will County Executive

* Telephone Number:

815-774-7480

Fax Number:

* Email:

jbertinotarrant@willcountyillinois.com

* Signature of Authorized Representative:



* Date Signed:

3/23/23

HOME-ARP CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the participating jurisdiction certifies that:

Affirmatively Further Fair Housing --The jurisdiction will affirmatively further fair housing pursuant to 24 CFR 5.151 and 5.152.

Uniform Relocation Act and Anti-displacement and Relocation Plan --It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, (42 U.S.C. 4601-4655) and implementing regulations at 49 CFR Part 24. It will comply with the acquisition and relocation requirements contained in the HOME-ARP Notice, including the revised one-for-one replacement requirements. It has in effect and is following a residential anti-displacement and relocation assistance plan required under 24 CFR Part 42, which incorporates the requirements of the HOME-ARP Notice. It will follow its residential anti-displacement and relocation assistance plan in connection with any activity assisted with funding under the HOME-ARP program.

Anti-Lobbying --To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction --The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations and program requirements.

Section 3 --It will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR Part 75.

HOME-ARP Certification --It will use HOME-ARP funds consistent with Section 3205 of the American Rescue Plan Act of 2021 (P.L. 117-2) and the CPD Notice: *Requirements for the Use of Funds in the HOME-American Rescue Plan Program*, as may be amended by HUD, for eligible activities and costs, including the HOME-ARP Notice requirements that activities are consistent with its accepted HOME-ARP allocation plan and that HOME-ARP funds will not be used for prohibited activities or costs, as described in the HOME-ARP Notice.



Signature of Authorized Official

3/23/2023
Date

Will County Executive
Title

ASSURANCES - NON-CONSTRUCTION PROGRAMS

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0040), Washington, DC 20503.


PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

NOTE: Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the awarding agency. Further, certain Federal awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project cost) to ensure proper planning, management and completion of the project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, through any authorized representative, access to and the right to examine all records, books, papers, or documents related to the award; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
4. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
5. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards for merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
6. Will comply with all Federal statutes relating to nondiscrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681-1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended, relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee-3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and, (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.
7. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal or federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
8. Will comply, as applicable, with provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.

9. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333), regarding labor standards for federally-assisted construction subagreements.
10. Will comply, if applicable, with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
11. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) Implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
12. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
13. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq.).
14. Will comply with P.L. 93-348 regarding the protection of human subjects involved in research, development, and related activities supported by this award of assistance.
15. Will comply with the Laboratory Animal Welfare Act of 1966 (P.L. 89-544, as amended, 7 U.S.C. §§2131 et seq.) pertaining to the care, handling, and treatment of warm blooded animals held for research, teaching, or other activities supported by this award of assistance.
16. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
17. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
18. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
19. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL 	TITLE Will County Executive
APPLICANT ORGANIZATION County of Will	DATE SUBMITTED MARCH 23, 2023

ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-0009
Expiration Date: 02/28/2025

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0042), Washington, DC 20503.


PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

NOTE: Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, certain Federal assistance awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
10. Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681 1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee 3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.

11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.
13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for federally-assisted construction subagreements.
14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
16. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
17. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq.).
18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
20. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL 	TITLE Will County Executive
APPLICANT ORGANIZATION County of Will	DATE SUBMITTED March 23, 2023

Substantial Amendment to the 2021 Annual Action Plan

A. General Information

Grantee Name	Will County Illinois
Name of Entity or Department Administering Funds	Will County Land Use Department Community Development Division
Contact Person (person to answer questions about this amendment)	Martha Sojka
Title	Director, Community Development
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 Plan is Posted	Willcountylanduse.com
Amount of Substantial Amendment	\$ 4,581,154

Overview

April 8, 2021, HUD allocated HOME-ARP funds to 651 grantees using the HOME formula established at 24 CFR 92.50 and 92.60. The HOME-ARP allocation amounts for Will County is \$4,581,154, and;

On September 13, 2021, HUD published a notice titled “Requirements for the Use of Funds in the HOME American Rescue Plan Program (“Notice”) which through County Board Resolution 21-421 allowed the County to receive and use up to 5% (\$229,057.70) of its total award, for administrative and planning costs, and;

Section 105 of NAHA (42 U.S.C. 12705), section 107 of NAHA (42 U.S.C. 12707), 24 CFR 91.105, 24 CFR 91.115, 24 CFR 91.401 were waived and alternative requirements apply to HOME-ARP allocation plan submissions including a 15 public comment period and public hearing during the development of the HOME-ARP allocation plan prior to submission to HUD.

Upon proper public notice, the amendment to the Action Plan for the HOME-ARP Allocation Plan was available for public comment beginning on January 20, 2023 and concluded February 6, 2023 and the public hearing was held February 2, 2023;

The CDBG/HOME Advisory Board did convene to evaluate the Substantial Amendment for the HOME-ARP Allocation Plan, and did recommend the adoption of the Plan to the 2021 Annual Action Plan by the Will County Board.

HOME-ARP Allocation Plan Template with Guidance

Instructions: All guidance in this template, including questions and tables, reflect requirements for the HOME-ARP allocation plan, as described in Notice CPD-21-10: *Requirements of the Use of Funds in the HOME-American Rescue Plan Program*, unless noted as optional. As the requirements highlighted in this template are not exhaustive, please refer to the Notice for a full description of the allocation plan requirements as well as instructions for submitting the plan, the SF-424, SF-424B, SF-424D, and the certifications.

References to "the ARP" mean the HOME-ARP statute at section 3205 of the American Rescue Plan Act of 2021 (P.L. 117-2).

Introduction

On April 8, 2021, the U.S. Department of Housing and Urban Development (HUD) announced the allocation of \$4,581,154 in a new grant called the Home Investment Partnerships Grant American Relief Plan (HOME-ARP) to the Will County HOME Consortium (Consortium). Through a resolution of the Executive Committee in November 2021, Consortium publicly announced the HOME-ARP amount allocated. By receiving the HOME-ARP allocation, the Consortium must develop a HOME-ARP Allocation Plan that will become part of the PY2021 HUD Annual Action Plan by substantial amendment.

HUD's CPD Notice 21-10 Requirements for the Use of Funds in the HOME-American Rescue Plan Program establishes requirements for funds appropriated under section 3205 of the American Rescue Plan Act of 2021 for the HOME Investment Partnerships Program (HOME) to provide homelessness assistance and supportive services. HOME-ARP established four "qualifying populations" (Q.P.) based on the Q.P.'s status.

The American Rescue Plan Act (ARP) defines qualifying individuals or families, including Veterans, that is:

1. Homeless: (24 CFR 91.5 (1),(2)(3)) as defined in McKinney-Vento Homeless Assistance Act;
2. At Risk of Homelessness: (24 CFR 91.5) as defined in McKinney-Vento Homeless Assistance Act;
3. Domestic Violence/Sexual Assault /Trafficking: as defined as Fleeing, or attempting to flee domestic violence, dating violence, sexual assault, or stalking (as defined by HUD in 24 CFR 5.2003) or human trafficking (as outlined in the Trafficking Victims Protection Act of 2000; and
4. Other Populations: Other families requiring services or housing assistance to prevent homelessness or at greatest risk of housing instability.

To receive funding, the Consortium must develop and submit to HUD a HOME-ARP Allocation Plan, which describes the distribution of HOME-ARP funds and identifies any preference or referral methods that will address unmet needs or gaps through eligible activities. Preferences and referrals to a specific eligible activity do not prevent all four QPs from applying and qualifying for other activities within the HOME-ARP program.

HOME-ARP funds may be used to benefit qualifying populations through:

1. Tenant-based Rental Assistance (TBRA);
2. HOME-ARP Rental Housing;
3. Supportive Services;
4. Acquisition and Development of Non-Congregate Shelter;
5. Nonprofit Operating and Capacity building Assistance; and
6. Program planning and administration.

Consultation

In accordance with Section V.A of the Notice (page 13), before developing its HOME-ARP allocation plan, at a minimum, a PJ must consult with:

- CoC(s) serving the jurisdiction's geographic area,
- homeless service providers,
- domestic violence service providers,
- veterans' groups,
- public housing agencies (PHAs),
- public agencies that address the needs of the qualifying populations, and
- public or private organizations that address fair housing, civil rights, and the needs of persons with disabilities.

State PJs are not required to consult with every PHA or CoC within the state's boundaries; however, local PJs must consult with all PHAs (including statewide or regional PHAs) and CoCs serving the jurisdiction.

Template:

Describe the consultation process including methods used and dates of consultation:

The HOME-ARP allocation plan requires each Participating Jurisdiction to consult with agencies and service providers whose geographic area's clientele includes the HOME-ARP qualifying populations. On March 25, 2022, Will County sent out surveys and received feedback in April 2022 from 34 agencies serving qualifying populations. The agencies consulted included the servicing Continuum of Care, domestic violence service providers, veterans' groups, special needs, homelessness, and public housing (PHAs) for input on the most significant barriers and challenges in getting services to housing stability for the qualifying populations. In addition,

between April 2022 through June 2022, virtual one-on-one consultations were conducted with 5 of the participating organization to obtain in-depth feedback on specific items listed on the survey.

On April 8, 2022, the Community Development staff hosted a focus group at the Daybreak Shelter with 10 QP homeless clients. In the public consultation session with these McKinney-Vento participants, they completed surveys that included the response to 1) what is needed to help keep them housed, 2) the most needed eligible activity to help end homelessness, and 3) ranking of what is most needed in the community.

Will County plans to work in conjunction with the Plan to End Homelessness Committee on goals that were also set by the IL Plan to Prevent & End Homelessness. The four main goals of this community are to build affordable housing, strengthen the safety net, secure financial stability and close the mortality gap by working to provide needed supports, bringing programs together by encompassing the full need of one capacity in order to self-sustain living on their own and affordable housing. We would be working with homeless programs, medical-driven programs, and developers for affordable housing and shelters to get the homeless off the streets and start their journey of sustainability.

List of 1-1 consultations:

Agency/Org Consulted	Type of Agency/Org	Method of Consultation	Feedback
Catholic Charities, Daybreak Shelter	Emergency Shelter	Survey, Focus Group, and One on One Discussion	With the capacity changes at the shelters, Non-congregate shelter is needed, however, affordable housing with supportive services is a higher need in order to sustain someone's living environment. NCS in hotels is also challenging for staff to manage as it is off site. NIMBYISM for shelters of any kind is an issue. Landlord acceptance of vouchers is a challenge. FMR rent is still expensive and not affordable and program time limits are often not long enough for families to really stabilize and self-sustain after the program.

Chicago Area Fair Housing Alliance Hope Fair Housing Center	Fair Housing	Group Consultation	<p>Collectively expressed concern about the rate of evictions, the lack of affordable housing, and the need for outreach and education for tenants and landlords.</p> <p>Willingness to provide education in the new source of income laws, classism, racism, discrimination dealing with familial status, sexual harassment, and persons with disabilities. Need for education and guidance on seasonal wages, cash income, the Crime-Free ordinances, and lack of acceptance of emergency rental funding. Suggested contingency funds for assurance for rental damage and building codes for accessibility by variances or universal codes.</p>
Continuum of Care Continuum of Care Meeting Presentation	Housing for Homeless	<p>Survey and One on One Discussion</p> <p>Presentation to Coc Board</p>	<p>Lack and accessibility of affordable housing is driving homelessness as rent rates spike amongst the Covid pandemic. Non-congregate shelter is also a need as the congregate shelter spaces are limited now as there are at least 130 homeless not connected to a housing service provider at this time and there are only 76 spaces for congregate shelter.</p> <p>Presented power point to the CoC Board and opened for comments and questions. No comments or feedback was provided on the Plan itself but some questions about match applicability and application process were answered.</p>
Cornerstone	Housing and Outpatient for disabled clients	Survey	<p>Identified permanent supportive housing's most important need, a gap in available housing support for individuals impaired by their disability. The need for more affordable housing rental units. The development of permanent</p>

			supportive housing or single-room occupancy units is a way to increase the number of units. In addition, supportive services are needed to help retain/maintain housing in behavior/mental health services. With the housing service system gap, people cannot access emergency shelters when needed because of eligibility or lack of documentation.
Guardian Angel, Groundwork	Domestic Violence Shelter	Survey and one-on-one discussion	Identified domestic violence doesn't always qualify for emergency shelters. Fear of shelters, try to bypass to get into housing. A disconnect between transitional housing and receiving financial assistance is where the unwillingness to connect to services. Supportive services in case management is needed to help in self-sufficiency. Affordable/subsidized rentals is important. Development of permanent supportive housing, single room occupancy units, by rehabilitating existing housing to affordable rental housing. The inability to identify available, affordable housing and landlord unwillingness to engage in a program
Housing Authority of Joliet	Housing with Vouchers	Survey and One on One Discussion	Non-congregate emergency shelter is a need in Will County as HAJ gets quite a few clients coming in looking for emergency shelter needs. The increase in rents, reduces the number of households that HCV program can support and it takes an avg 60 days to find a unit. HCV don't include supportive services but many of the families would benefit from if it was available
Prairie State Legal	Legal Services Fair Housing	Group Consultation	Collectively expressed concern about the rate of evictions, the lack

			of affordable housing, and the need for outreach and education for tenants and landlords. PSL does provide legal services for eviction cases and always more need especially for court room representation.
Trinity Services	Housing and Outpatient for disabled clients	Survey and One on One Discussion	With the majority of clients being at 0-30% income, affordable housing rental units is the most needed in the community. Support services are critical but not all people want and this is where peer support and peer coaches would be beneficial. Most recent 25 unit PSH development has a 30 person waitlist. Landlord engagement is needed.
Veterans Assistance Commission	Veterans Assistance	Survey and One on One Discussion	Affordable housing rental units seems to be the most need in the community in conjunction with supportive services. Vets receive housing VASH vouchers and services out of Hines VA.

Summarize feedback received and results of upfront consultation with these entities:

Consultation feedback identified revealed strong support for:

1. Affordable rental housing units
2. Supportive services with specific emphasis on:
 - a. Behavioral and mental health
 - b. Case management in Life skills for self-sustainability
 - c. Landlord relation
3. Non-congregate shelter development

Survey respondents collectively agreed that the community does not have sufficient affordable rental housing inventory, non-Congregate shelters, and the capacity for supportive services to prevent and end homelessness.

During the pandemic, health vulnerability of some homeless and at risk made congregate shelter a challenge. Congregate shelters are vulnerable to public health outbreaks and at first indication of a COVID+ case, some shelters were forced to relocate clients to hotels even after reopening. During the height of COVID, shelters including Daybreak, Guardian Angel and Crisis Center reduced their shelter space capacity to meet social distancing requirements reducing the community's capacity to house existing clients and this reduction in bed space has become

permanent. Local PADS including Grundy PADS and Kendall Area PADS also did not open in the winter due to lack of capacity and lack of volunteers, reducing shelter capacity during high use winter months. During the pandemic, the Division drafted an assessment of need for alternate housing and identified a need for 110 NCS units. This was to account for 70 shelter beds lost due to social distancing requirements in the CoC service area and that an additional 40 beds were needed to manage the COVID+ homeless cases being referred by hospitals, PADS, shelters, and the health department. The availability of 110 permanent non-congregate shelter units in the community as alternate emergency housing would create resiliency in the housing system and ensure that the County was prepared for any future public health or climate related emergency that may require emergency housing interventions.

Having some non-congregate shelter units available in the community also would help house medically vulnerable homeless and at risk persons. Housing medically vulnerable persons in NCS settings and providing medical case management has proven to reduce other public system costs including emergency room and jail costs.

Survey respondents identified the least available servicing area in housing need is affordable housing rental units. Qualifying populations are also unable to meet the FMR rates and the market rates went up so high due to limited supply. The need for affordable housing, where the qualifying population could afford to live based on income level, is needed to prevent homelessness. They ranked the two most important housing needs as subsidized units (voucher based) score of 4.67 and affordable housing rental units (FMR) score of 4.55, a close second for housing needs. Respondents suggested that conversion of existing property to affordable housing may be a more efficient way to increase the number of units to assist qualifying populations given construction costs, limited land, and developer capacity.

Survey respondents ranked the importance of the need for supportive services to help qualifying populations retain and maintain housing to self-sufficiency through case management. Responses in the survey identified case management (ranking score at 6.53) and behavioral/mental health services (ranked at 5.88) as top priorities. Because of the challenges with landlords, suggestions also included having NFP own the units so as to increase the number of available units through agencies rather than relying on private market and landlords.

Public Participation

In accordance with Section V.B of the Notice (page 13), PJs must provide for and encourage citizen participation in the development of the HOME-ARP allocation plan. Before submission of the plan, PJs must provide residents with reasonable notice and an opportunity to comment on the proposed HOME-ARP allocation plan of **no less than 15 calendar days**. The PJ must follow its adopted requirements for "reasonable notice and an opportunity to comment" for plan amendments in its current citizen participation plan. In addition, PJs must hold **at least one public hearing** during the development of the HOME-ARP allocation plan and prior to submission.

PJs are required to make the following information available to the public:

- The amount of HOME-ARP the PJ will receive, and
- The range of activities the PJ may undertake.

Throughout the HOME-ARP allocation plan public participation process, the PJ must follow its applicable fair housing and civil rights requirements and procedures for effective communication, accessibility, and reasonable accommodation for persons with disabilities and providing meaningful access to participation by limited English proficient (LEP) residents that are in its current citizen participation plan as required by 24 CFR 91.105 and 91.115.

Template:

Describe the public participation process, including information about and the dates of the public comment period and public hearing(s) held during the development of the plan:

- ***Date(s) of public notice:*** 1/20/2023
- ***Public comment period:*** January 20, 2023 – February 6, 2023
- ***Date(s) of public hearing:*** 2/2/2023

Describe the public participation process:

In accordance with Section V.B. of the Notice, the County has provided and encouraged citizen participation in developing the HOME-ARP allocation plan. Public participation is an important part of the plan development process as it assists in assessing the needs and gathering input from all Will County residents.

The County solicited input throughout the development of the Plan and presented preliminary findings at Continuum of Care meetings and presented the HOME-ARP Allocation plan to the CDBG/HOME Advisory Board, allowing for discussion of the plan, the community needs, and eligible activities related to HOME-ARP, along with the chance to provide public comment on the proposed budget and activities. The Will County CDBG/HOME Advisory Board, which represents the community with particular emphasis on the needs of low and moderate households or communities, held a public hearing on February 2, 2023.

On January 23, 2023, the public notice for the HOME-ARP Allocation Plan and public hearing was published in The Herald News. The public comment period on the Draft HOME-ARP Allocation Plan was made available for 15 days, beginning on January 20 and concluding on February 6. The allocation plan was also available for review online at willcountylanduse.com. A copy of the draft plan will also be made available to the Will County Board, the governing board, and the legislative body of the Consortium. At this time, the Advisory Board has submitted its recommendations to the County Board for approval.

Summary of comments received through the public participation process:

No comments were received on the draft HOME-ARP allocation plan during the public comment period and no comments were given at the public hearing before the Will County CDBG/HOME Advisory Board. Below is a summary of the comments received.

Public Hearing Comment: none received.

Written Comment: none received

Describe efforts to broaden public participation:

To broaden public participation, additional outreach was conducted via email and social. In the public notice, the County specified accommodation and interpretation for anyone needing support in order to fully participate in the public hearing. The public hearing was in-person with online viewing capabilities. The in-person meeting location is served by public transportation and is ADA accessible. The County offered a variety of avenues for members of the public to participate in by commenting on the draft plan. These included mail and email options for written comments, and to comment orally at the scheduled public hearings. The public notification was translated into Spanish, etc. which are the most common languages spoken after English. Invitations for participations (survey, plan presentation, public comment period) was also distributed to key agencies that aid the County's homeless, those at risk of homelessness, and others in the qualified populations identified by the U.S. Department of Housing and Urban Development.

- ☐ Website / Social Media / Email Distributions Lists (200+ contacts)
Survey – sent out March 25, 2022
Allocation Plan Public Comment period and Public Hearing – January 27, 2023
- ☐ February 15 & 17, 2022 - Co-hosted listening sessions on the IL Housing Blueprint and incorporated discussion point on local housing needs, particularly for the homeless and at risk of homelessness
- ☐ April 2022 - Sent out surveys to our community development email distribution list and received feedback from 34 agencies servicing qualifying populations. Survey was distributed through the Division email list, the Continuum of Care membership and MAPP Collaborative member and shared on social media.
- ☐ April 2022 - Conducted a focus group session at Daybreak Shelter to get input from people with lived experience.
- ☐ April 2022 through November 2022- Conducted virtual one-on-one consultations with representative agencies to obtain in-depth feedback on specific items listed on the survey.
- ☐ November 2022 – Presented at the Continuum of Care Board meeting.
- ☐ December 16, 2022 Presented to the Community Builders Network steering committee

- ☐ Public Comment Period – January 20 - February 6, 2023
- ☐ Public Hearing – February 2, 2023
- ☐ Public Notice for the Comment Period and Public Hearing was shared on social media in English and Spanish

Summarize the comments and recommendations received through the public participation process either in writing, or orally at a public hearing:

Listening session feedback:

Residents:

- More diversity in housing needed
- Difficult to find housing that is affordable
- “White washing” exists and discrimination add to the problem of trying to find housing
Application fees for apartment rentals are expensive
- There are major housing gaps especially in senior housing, transitional housing and emergency shelter
- Affordable housing is a dire need in the County as rents get higher and higher and harder to find for the under the 30% AMI population
- We need to engage more developers and non-for-profits to build more affordable housing in the communities
- We need more developments for challenged individuals with special needs
- More transportation and job opportunities in deficit areas that makes it harder for people to maintain their housing where they are when rent is rising

Stakeholders:

- Communities still try to prevent affordable housing development
- Discrimination in housing is real and a real problem
- There are many ways to discriminate in housing including in the appraisal process
- Smaller developers that what to do good in the community and develop housing don’t have the capacity or access to start up / predevelopment funds

Continuum of Care feedback:

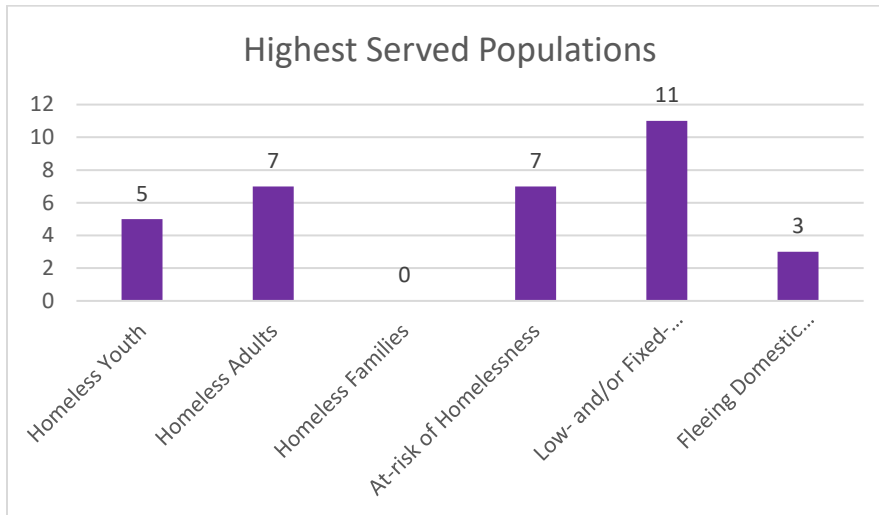
- The bulk of homeless are single or small households size and there are very few efficiency or 1 bedroom units available and or affordable to meet the needs
- Non congregate shelter units can help provide options for those that are medically vulnerable
- Shelter space is available only in Joliet, leaving other high needs areas of the county underserved

Community Builders Network feedback:

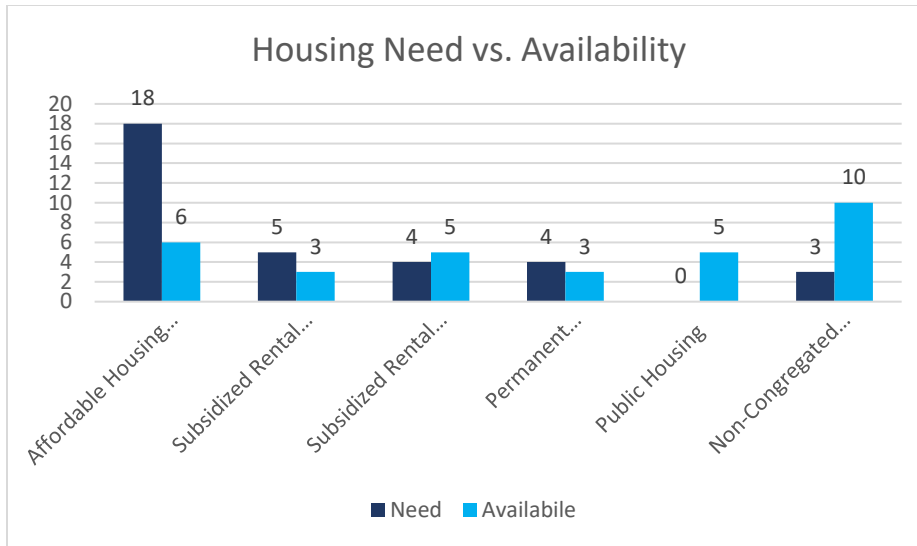
- Land and communities willing to include affordable housing in their communities is a barrier to getting development done

- Disinvested areas have aging housing stock but new market rate development does not pencil out and affordable housing development doesn't meet the "opportunity area" criteria, leaving long time residents of the community lacking options when they want to remain in the community

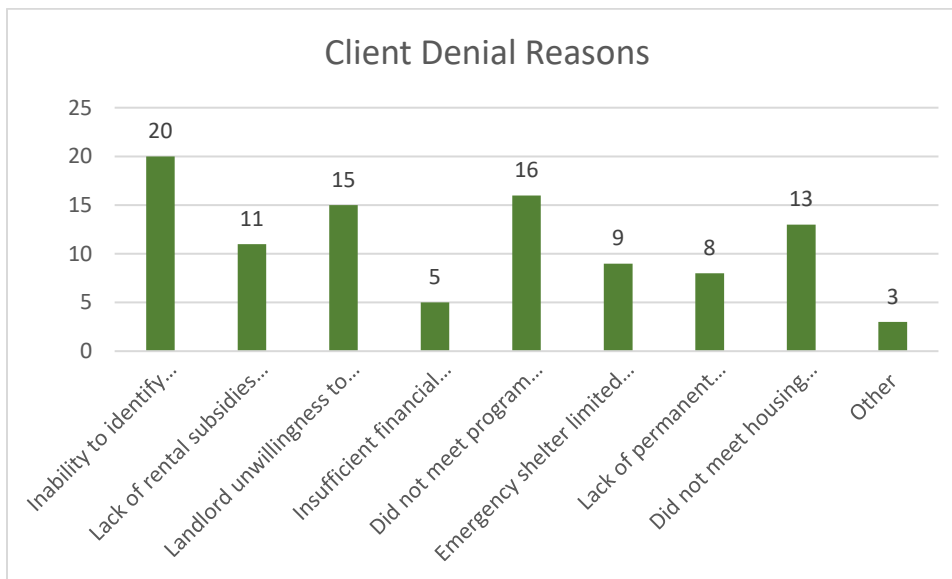
Survey Monkey Housing Service Providers Survey results:



The chart above shows the who survey respondents primarily serve. Eleven (11) respondents serve low-and/or fixed-income individuals (at or below 30% AMI). These same participants also identified that at-risk of homelessness, homeless adults, and homeless families are among the commonly served populations in Will County, with 18-61 year olds among the dominant population. Within this population, 44% of participants identified the importance of assisting people with disabilities, the elderly, and returning citizens.



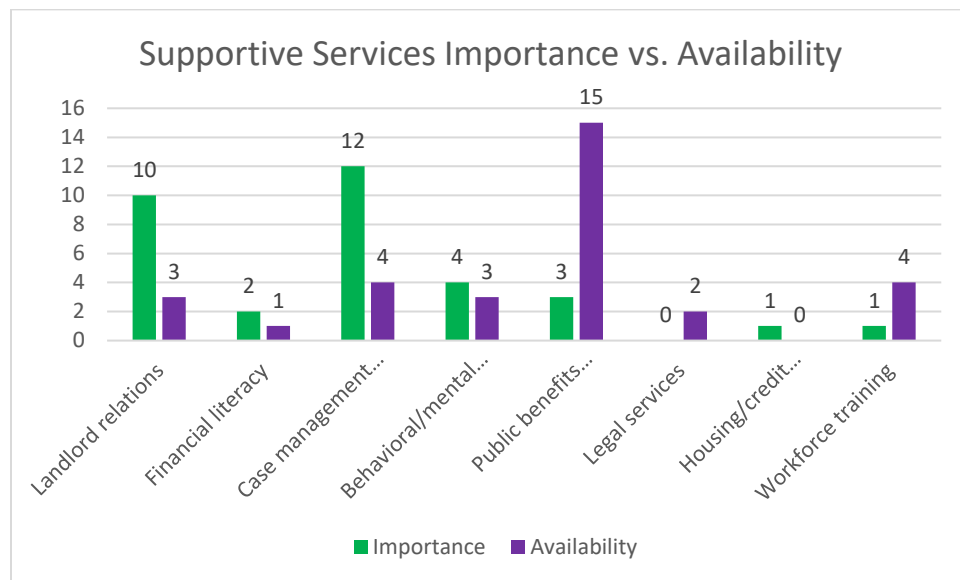
The chart above summarizes the housing needs vs. the availability within the area from survey respondent's vantage point. Affordable housing rental units (fair market rent) are identified as the most needed compared to what is available. Non-congregate shelters appear to be an available housing option, however, non-congregate shelters are more prevalent currently due to the use of hotel units during the Covid-19 pandemic. Using 2-1-1 data, we know that there is an 13% unmet need for shelter space for those that called, or 21 unserved.



The lack of available affordable housing units has caused 74% of respondents to deny client housing services within the community which indicates that even with rent assistance vouchers, housing services cannot be provided because there are no units to utilize them with. Additionally, when asked what the most feasible way to increase the number of housing units for populations served, 61% of participants identified that the conversion of existing property to affordable housing would be the best available option.

Within the service area of respondents, 56% have concerns regarding development of affordable housing. These participants note long waitlists, lack of landlord cooperation, lack of units, and lack of community involvement as issues. 79% of respondents identified that their community would not like to see the development of affordable housing within their area indicating that NIMBYISM is still prevalent and affordable housing education is needed.

Respondents also noted the need for wrap-around services that would combine housing with other needed services, such as health care, food access, transportation, etc.



Supportive services were identified based upon importance and availability within the community. The most important supportive service was identified as case management, whereas the most available service is public benefits. This data highlights the previously mentioned need for wrap around services that may be addressed via case management.

In addition to the above data, participants highlighted a need for a long-term strategy to end homelessness, an increase in information of community resources that are available, and more funding for emergency situations.

Summarize any comments or recommendations not accepted and state the reasons why:
TBD

Needs Assessment and Gaps Analysis

In accordance with Section V.C.1 of the Notice (page 14), a PJ must evaluate the size and demographic composition of **all four** of the qualifying populations within its boundaries and

assess the unmet needs of each of those populations. If the PJ does not evaluate the needs of one of the qualifying populations, then the PJ has not completed their Needs Assessment and Gaps Analysis. In addition, a PJ must identify any gaps within its current shelter and housing inventory as well as the service delivery system. A PJ should use current data, including point in time count, housing inventory count, or other data available through CoCs, and consultations with service providers to quantify the individuals and families in the qualifying populations and their need for additional housing, shelter, or services.

Template:

OPTIONAL Homeless Needs Inventory and Gap Analysis Table

Homeless													
	Current Inventory					Homeless Population				Gap Analysis			
	Family		Adults Only		Vets	Family HH (at least 1 child)	Adult HH (w/o child)	Vets	Victims of DV	Family		Adults Only	
	# of Beds	# of Units	# of Beds	# of Units	# of Beds					# of Beds	# of Units	# of Beds	# of Units
Emergency Shelter	72	30	122	71	20								
Transitional Housing	90	25	40	30	0								
Permanent Supportive Housing	216	81	343	397	47								
Other Permanent Housing	144	66	100	105	4								
Sheltered Homeless						32	99	16	19				
Unsheltered Homeless						2	13	2	19				
<i>Current Gap</i>										34	13	112	112

Suggested Data Sources: 1. Point in Time Count (PIT); 2. Continuum of Care Housing Inventory Count (HIC); 3. Consultation

OPTIONAL Housing Needs Inventory and Gap Analysis Table

Non-Homeless			
	Current Inventory	Level of Need	Gap Analysis
	# of Units	# of Households	# of Households
Total Rental Units	42,970		
Rental Units Affordable to HH at 30% AMI (At-Risk of Homelessness)	3,271		
Rental Units Affordable to HH at 50% AMI (Other Populations)	5,010		
0%-30% AMI Renter HH w/ 1 or more severe housing problems (At-Risk of Homelessness)		7,665	
30%-50% AMI Renter HH w/ 1 or more severe housing problems (Other Populations)		6,805	
<i>Current Gaps</i>			6,189

Suggested Data Sources: 1. American Community Survey (ACS); 2. Comprehensive Housing Affordability Strategy (CHAS)

Describe the size and demographic composition of qualifying populations within the PJ's boundaries:

HOME-ARP funds must be used to primarily assist the "qualifying populations" which are based on a household's status rather than income. The four categories included in the definition of qualifying population are: 1. Homeless 2. At-risk of homelessness 3. Fleeing, or Attempting to Flee Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking 4. Other populations where assistance would prevent the family's homelessness or serve those with the greatest risk of housing instability. Funds must primarily assist households that meet the status of "qualifying populations" but 30% of rental units funded with HOME-ARP may be occupied by low-income households, which are households whose annual incomes are at or below 80% of the area median income. Further, HUD calls out veterans as a population of interest. Any veteran household that also meets one of the above qualifying population categories is considered a qualifying household.

Homeless as defined in 24 CFR 91.5

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

At Risk of Homelessness as defined in 24 CFR 91.5

Since Covid of 2019 many persons and families have been impacted by being evicted from their homes. Will County Community Development developed a Housing Stabilization program where staff act as housing navigators in Eviction Court to help divert evictions by connecting clients to mediation, legal services, rental assistance, and counseling to maintain housing. Since inception of the program, October 14, 2021, 502 households have been assisted in the program to keep the at-risk population housed. The County also partnered with IHDA in the distribution of ERA funds and referred Court clients to the state program. On average 75% of those assisted through those programs were households earning under 30%AMI.

Prior to COVID, according to the Eviction Lab report from 2019, Will County had the highest eviction rate in the state (3,151 eviction filings and 1,708 evictions) and the City of Joliet had the highest among large cities.

COUNTIES		LARGE CITIES (>100K)	
County	Eviction Rate	City	Eviction Rate
Will	3.97%	Rockford	4.55%
Winnebago	3.81%	Joliet	4.23%
Stephenson	3.66%	Peoria	3.45%
Kankakee	3.62%	Springfield	2.31%
Macon	3.30%	Aurora	1.69%
Peoria	3.12%	Elgin	1.6%
St. Clair	2.99%	Naperville	1.38%
Vermilion	2.97%	Chicago	1.1%

Eviction Rate: Evictions per 100 renter households in 2016

At risk homeless is a high need in the County and was a high need during the COVID response. The number of households served below is County level estimates for various Covid related eviction diversion programs. Demographic data was extrapolated using state level data.

Program	Households served	% <30AMI	% Black	%Hispanic
Emergency Rental Assistance	3,689	78%	63%	11%
Court Based Rental Assistance	401	66%	58%	10%
Eviction Diversion	502		62%	11%

Fleeing, or Attempting to Flee, Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking, as defined by HUD in the Notice

In Will County, Guardian Angel is a dedicated victim service provider. They provide shelter, case management, counseling services, and housing opportunities to clients that present as fleeing domestic violence. They serve all ages, races and genders and focus on the safety of the households. According to the FY2022 annual report, the agency served a total of 12,775 people across seven programs and 3,659 were direct service clients (primary person the program serves) impacted by domestic violence. Programs include those such as Adult Protection Service (APS), Partner Abuse Intervention Program (PAIP), Groundwork Domestic Violent Program, Sexual Assault Services Center (SASC), Suzy's Caring Place.

DISABILITY/HANDICAP

In FY 2022 GACS served **284** individuals identified as having a disability or handicap, which was 6% of the total number of individuals for which there was demographic information provided. APS served the greatest number of individuals at 199, followed by 36 individuals in Groundwork, 47 in SASC, and 2 in Suzy's Caring Place.

GENDER IDENTITY

Detailed gender identity data was provided by **4387** clients. Of those, **3193** self-identified as female, **1182** self-identified as male, **0** self-identified as Transgender Female (Male to Female), **4** self-identified as Transgender Male (Female to Male), **8** self-identified as Genderqueer/Gender Non-conforming. Individuals who self-identify as female accounted for 71% of the clients served at GACS.

AGE

3,793 individuals provided information related to age. There were 714 individuals for whom data was unable to be collected. GACS served the largest number clients in the 65 and older range with 1,131 clients, followed by the 19 and younger range with 887, 576 in the age range of 30-39, and 529 in the 20-29 age range. The individuals in the 65 and older range were served in APS, Groundwork, and SASC. The remaining numbers of individuals served were 316 in the 40-49 range, 214 in the 50-59 range, and 140 in the 60-64 range.

RACE/ETHNICITY

3,772 individuals provided information related to race/ethnicity. Of the known data for race, across all programs, the largest number of individuals served self-identified as Caucasian and accounted for 53% of clients served. Whereas 26% of clients served identified as African American, 15% as Hispanic, 5% as Bi-racial, and the remaining 1% as Asian, Native American, Middle Eastern, Native Hawaiian or other Pacific Islander. Of all individuals served 38% self-identified as being Caucasian and female followed by 19% self-identified as African-American and Female, and 11% as Hispanic and Female.

INCOME

Income data was available for 1,296 (29%) clients who participated in services. 43% of GACS clients identified as having incomes as \$5,000 or less. 46% of clients indicated that they have income range of \$5,000 - \$34,999 while 11% of clients indicated an income of \$35,000 or more. GACS does not currently track how many dependents an individual is trying to support with their income, however for a family of four, the Federal Poverty level in 2022 is \$27,750.

Other populations requiring services or housing assistance to prevent homelessness and other populations at greatest risk of housing instability, as defined by HUD in the Notice

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

needed in the community, supportive services for those with rent assistance vouchers is also needed to help families become stabilized and more self-sufficient and able to move-one to market rate for homeownership options.

Identify and consider the current resources available to assist qualifying populations, including congregate and non-congregate shelter units, supportive services, TBRA, and affordable and permanent supportive rental housing (Optional):

The current resources and programs in Will County are Daybreak Shelter, Catholic Charities (RRH, PSH, Supportive Services) Morning Star Mission (shelter), Will County Center for Community of Concerns (TBRA, ESG RRH, Supportive Services), Cornerstone (PSH, Supportive Services), Trinity Services (PSH, RRH, Supportive Services), Respond Now (RRH, Supportive Services), Guardian Angel Community Services (Victim Service Provider shelter, RRH, Supportive Services), Aunt Martha's (RRH, Supportive Services), Hines VA (PSH, Supportive Services), Habitat for Humanity (Affordable Housing), Will County Eviction Mediation Program.

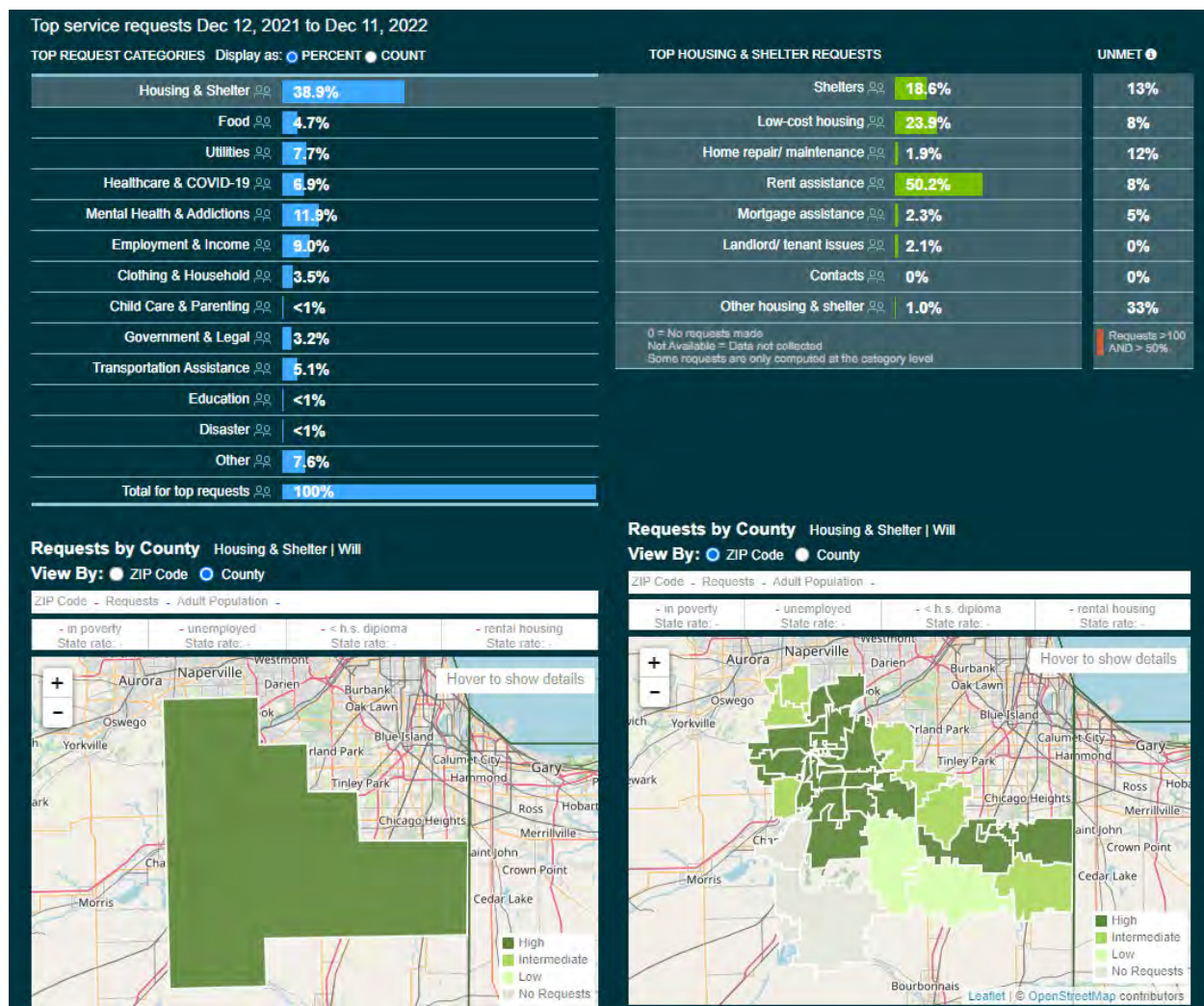
Describe the unmet housing and service needs of qualifying populations:

Homeless as defined in 24 CFR 91.5

Non-congregate shelter is a need in Will County as the capacity of Daybreak Shelter and Morning Star Mission has decreased almost 50%. The need for more shelter has grown as our unsheltered population has rose over the past year. Currently, 132 people are identified as unsheltered homeless by the Coc. During the FY22 PIT Count, 257 persons was counted as experiencing homelessness.

Since the launching of 2-1-1 in Will County, data indicates that the highest number of call requests are for housing. Within the housing and shelter category, data shows there is as 13% unmet need for shelter specifically, the highest of all unmet needs categories.

50.2% of the housing and shelter calls were for rent assistance and 23.9% were for low cost housing for which there was an 8% unmet need.



Identify any gaps within the current shelter and housing inventory as well as the service delivery system:

Since Covid, March of 2020, the emergency shelters in the Will County area lost capacity in order to stay within the CDC guidelines of 6 feet apart. Daybreak went from having a capacity of 120 nightly beds (20 individuals from households with children and 100 individuals) to 56, reducing the number of individuals without children served by 65 beds. The CoC documents that the homeless population is 87% individuals without children. This has caused a significant increase in unsheltered experiences.

Housing inventory has changed significantly during the pandemic because of the increases in rent throughout the County and landlords unwilling to work with programs because they could get higher market rents. It is also harder to find units because of low rental housing stock. In Will County, many of our rental units are single family homes and during the pandemic and increase in home values, landlords opted to sell their units resulting in a loss of rental units. Supportive

services have been impacted with lack of employees for the long-lasting pandemic with employees not returning to their perspective jobs and/or finding new jobs. The need for affordable housing grows everyday as the rental cost rises. In Will County, more than half of renter households, are cost burdened, paying more than 30% of their income eon housing.



HOMEOWNERS

Owner-Occupied Housing Units

182,341

Percent Moderately-Burdened Owners	18.0%
Percent Severely-Burdened Owners +	10.7%
Total Percent Cost-Burdened Owners =	28.7%

RENTERS

Renter-Occupied Housing Units

42,618

Percent Moderately-Burdened Renters	26.8%
Percent Severely-Burdened Renters +	25.8%
Total Percent Cost-Burdened Renters =	52.6%

Affordable housing is relative to income, but those with low incomes are the most impacted by housing shortages. According to the 2019 Out of Reach study, to afford a 2-bedroom fair market rent in Will County, a household needs to earn \$48,480 or \$23.31/hr. The study also indicates that wages are far lower. For example:

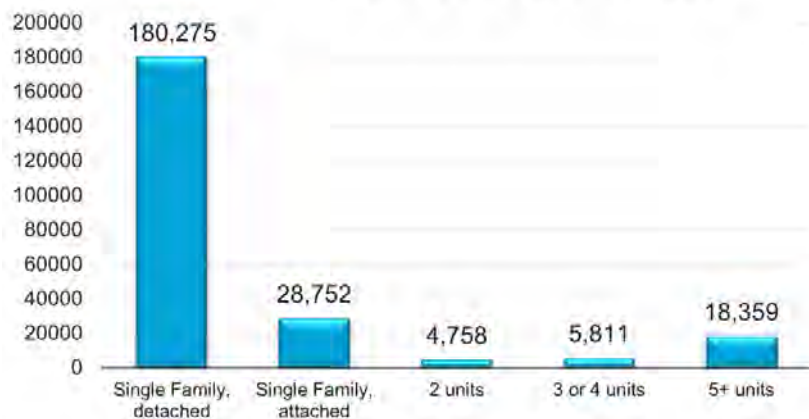
- Teacher assistants earn \$12.82/hr
- Laborers and material movers earn \$13.26/hr
- Secretaries and admin assistants earn \$17.64/hr
- Bookkeeping and accounting clerks earn \$19.86/hr
- General maintenance and repair workers earn \$20.19/hr
- Truck drivers earn \$23.32/hr

The existing inventory of multifamily housing in Will County is also very low and creates increased rental prices which price-out lower income households. Our share of new multifamily housing units is lower than the region.

CMAP Area Multifamily share of total new units 2014 - 2018	
Cook	82%
Illinois (statewide)	53%
Lake	34%
Kane	33%
McHenry	32%
DuPage	31%
Will	16%
Kendall	13%

We are not keeping pace with our neighbors for producing multifamily housing

Units by Housing Type



The bulk of our housing stock single family

Units by Bedroom Size



The bulk of our housing stock is 3+ bedroom

Under Section IV.4.2.ii.G of the HOME-ARP Notice, a PJ may provide additional characteristics associated with instability and increased risk of homelessness in their HOME-ARP allocation plan. These characteristics will further refine the definition of "other populations" that are "At Greatest Risk of Housing Instability," as established in the HOME-ARP Notice. If including these characteristics, identify them here:

Will County started an Eviction Mediation program in October of 2021 through our ESG-CV and CRF funding. Since then, the housing situation for 502 households was stabilized and homelessness was prevented.

Identify priority needs for qualifying populations:

The priority needs for qualifying populations include a more expanded menu of housing options for emergency shelter, non-congregate shelter for those deemed medically vulnerable, transitional housing, permanent supportive housing, supportive services for the tenants including medical care and landlord engagement including training on source of income discrimination. The homeless population experiencing unsheltered homelessness has grown significantly over the past 2 years. Shelter stays have increased in duration and beds decreased significantly and permanently, now less people can access the shelter.

Explain how the PJ determined the level of need and gaps in the PJ's shelter and housing inventory and service delivery systems based on the data presented in the plan:

The level of need and gaps was determined using best available data and taking into consideration information received through consultations and survey work.

HOME-ARP Activities

Template:

Describe the method(s) that will be used for soliciting applications for funding and/or selecting developers, service providers, subrecipients and/or contractors:

The Will County Consortium will encourage HOME-ARP Program funds to be leveraged with private and public funding sources and programs to support the development of affordable housing and the provision of supportive services.

Affordable Housing Development: Funding will be allocated through a rolling application process open to eligible entities, including nonprofit housing organizations. The program will be available to all communities in the Will County area. To be considered eligible for program funds, Will County will require that recipients, at a minimum meet the following criteria:

- a) Make acceptable assurances to Will County that it will comply with the requirements of the HOME-ARP Program during the entire period that begins upon selection of the recipient to receive HOME-ARP funds and ending upon the conclusion of all HOME-ARP Program funded activities.

- b) Demonstrate the ability and financial capacity to undertake, comply, and manage the eligible activity.
- c) Demonstrate its familiarity with the requirements of other Federal, State, or local housing programs that may be used in conjunction with HOME-ARP Program funds to ensure compliance with all applicable requirements and regulations of such programs.
- d) Have demonstrated experience and capacity to conduct HOME-ARP Program eligible activities as evidenced by its ability to own, construct, or rehabilitate, and manage and operate an affordable multifamily rental housing development.

Describe whether the PJ will administer eligible activities directly:

Will County is planning on creating an application process in order to find subrecipients to administer the HOME-ARP funds appropriately and effectively.

If any portion of the PJ's HOME-ARP administrative funds are provided to a subrecipient or contractor prior to HUD's acceptance of the HOME-ARP allocation plan because the subrecipient or contractor is responsible for the administration of the PJ's entire HOME-ARP grant, identify the subrecipient or contractor and describe its role and responsibilities in administering all of the PJ's HOME-ARP program:

No portion of the Consortium HOME-ARP administrative funds have been provided to a subrecipient or a contractor before HUD accepted the HOME-ARP allocation plan and no administration funds are expected to be contracted out for administration.

In accordance with Section V.C.2. of the Notice (page 4), PJs must indicate the amount of HOME-ARP funding that is planned for each eligible HOME-ARP activity type and demonstrate that any planned funding for nonprofit organization operating assistance, nonprofit capacity building, and administrative costs is within HOME-ARP limits.

Template:

Use of HOME-ARP Funding

	Funding Amount	Percent of the Grant	Statutory Limit
Supportive Services	\$ 893,981		
Acquisition and Development of Non-Congregate Shelters	\$600,000		
Tenant Based Rental Assistance (TBRA)	\$ #		
Development of Affordable Rental Housing	\$ 2,400,000		
Non-Profit Operating	\$ #	# %	5%
Non-Profit Capacity Building	\$	# %	5%
Administration and Planning	\$ \$687,173	15 %	15%
Total HOME ARP Allocation	\$ 4,581,154		

Describe how the PJ will distribute HOME-ARP funds in accordance with its priority needs identified in its needs assessment and gap analysis:

Supportive Services: utilize \$893,981 million in order to support community partners in hiring and maintaining case managers in order to continue supportive services including medical care for the qualifying populations so they can self-sustain and become self-sufficient.

Non-congregate shelter: utilize \$600,000 towards development/acquisition of an estimated 10 non-congregate shelter units to increase shelter options for those needing non-congregate settings

Affordable rental housing: utilize \$2.4 million over the next 7 years creating estimated 26 new affordable units, geographically dispersed, in partnership with NFP sponsors and rental assistance providers (TBRA, ESG, PHA/CoC Vouchers)

Describe how the characteristics of the shelter and housing inventory, service delivery system, and the needs identified in the gap analysis provided a rationale for the plan to fund eligible activities:

The gaps analysis provided rationale to fund supportive services, non-congregate shelter, and affordable housing by providing information that proves Will County's needs of all supports for qualifying populations because of the deficits created by Covid. Will County has more homeless on the streets because of the capacity of the shelters falling, the limited supply of rental units, the prices of rental units going up where low-income households making under 30% AMI cannot make rent or find a unit even with a rent assistance voucher.

HOME-ARP Production Housing Goals

Template

Estimate the number of affordable rental housing units for qualifying populations that the PJ will produce or support with its HOME-ARP allocation:

An estimated 26 affordable units will be developed throughout the county.

Describe the specific affordable rental housing production goal that the PJ hopes to achieve and describe how the production goal will address the PJ's priority needs:

The county anticipates working with NFP housing sponsors to acquire / develop rental units that can be utilized by qualifying populations. Units will be made available to qualifying population households seeking housing through the use of various rent assistance programs including TBRA, ESG, PHA/CoC Vouchers

Preferences

A preference provides a priority for the selection of applicants who fall into a specific QP or category (e.g., elderly or persons with disabilities) within a QP (i.e., subpopulation) to receive assistance. A *preference* permits an eligible applicant that qualifies for a PJ-adopted preference to be selected for HOME-ARP assistance before another eligible applicant that does not qualify for a preference. A *method of prioritization* is the process by which a PJ determines how two or more eligible applicants qualifying for the same or different preferences are selected for HOME-ARP assistance. For example, in a project with a preference for chronically homeless, all eligible QP applicants are selected in chronological order for a HOME-ARP rental project except that eligible QP applicants that qualify for the preference of chronically homeless are selected for occupancy based on length of time they have been homeless before eligible QP applicants who do not qualify for the preference of chronically homeless.

Please note that HUD has also described a method of prioritization in other HUD guidance. Section I.C.4 of Notice CPD-17-01 describes Prioritization in CoC CE as follows:

"Prioritization. In the context of the coordinated entry process, HUD uses the term "Prioritization" to refer to the coordinated entry-specific process by which all persons in need of assistance who use coordinated entry are ranked in order of priority. The coordinated entry prioritization policies are established by the CoC with input from all community stakeholders and must ensure that ESG projects are able to serve clients in accordance with written standards that are established under 24 CFR 576.400(e). In addition, the coordinated entry process must, to the maximum extent feasible, ensure that people with more severe service needs and levels of vulnerability are prioritized for housing and homeless assistance before those with less severe service needs and lower levels of vulnerability. Regardless of how prioritization decisions are implemented, the prioritization process must follow the requirements in Section II.B.3. and Section I.D. of this Notice."

If a PJ is using a CE that has a method of prioritization described in CPD-17-01, then a PJ has preferences and a method of prioritizing those preferences. These must be described in the HOME-ARP allocation plan in order to comply with the requirements of Section IV.C.2 (page 10) of the HOME-ARP Notice.

In accordance with Section V.C.4 of the Notice (page 15), the HOME-ARP allocation plan must identify whether the PJ intends to give a preference to one or more qualifying populations or a subpopulation within one or more qualifying populations for any eligible activity or project.

- Preferences cannot violate any applicable fair housing, civil rights, and nondiscrimination requirements, including but not limited to those requirements listed in 24 CFR 5.105(a).
- The PJ must comply with all applicable nondiscrimination and equal opportunity laws and requirements listed in 24 CFR 5.105(a) and any other applicable fair housing and civil rights laws and requirements when establishing preferences or methods of prioritization.

While PJs are not required to describe specific projects in its HOME-ARP allocation plan to which the preferences will apply, the PJ must describe the planned use of any preferences in its HOME-ARP allocation plan. This requirement also applies if the PJ intends to commit HOME-ARP funds to projects that will utilize preferences or limitations to comply with restrictive eligibility requirements of another project funding source. **If a PJ fails to describe preferences or limitations in its plan, it cannot commit HOME-ARP funds to a project that will implement a preference or limitation until the PJ amends its HOME-ARP allocation plan.** For HOME-ARP rental housing projects, Section VI.B.20.a.iii of the HOME-ARP Notice (page 36) states that owners may only limit eligibility or give a preference to a particular qualifying population or segment of the qualifying population if the limitation or preference is described in the PJ's HOME-ARP allocation plan. Adding a preference or limitation not previously described in the plan requires a substantial amendment and a public comment period in accordance with Section V.C.6 of the Notice (page 16).

Template:

Identify whether the PJ intends to give preference to one or more qualifying populations or a subpopulation within one or more qualifying populations for any eligible activity or project:

Will County did not identify a specific preference, although we will be working indirectly with the Continuum of Care receiving clients off the Coordinated Entry list from HMIS and the County Eviction Diversion Program for those identified as at risk homeless.

If a preference was identified, explain how the use of a preference or method of prioritization will address the unmet need or gap in benefits and services received by individuals and families in the qualifying population or subpopulation of qualifying population, consistent with the PJ's needs assessment and gap analysis:

Will County did not identify a specific preference, although we will be working indirectly with the Continuum of Care receiving clients off the Coordinated Entry list from HMIS and the County Eviction Diversion Program for those identified as at risk homeless.

Referral Methods

PJs are not required to describe referral methods in the plan. However, if a PJ intends to use a coordinated entry (CE) process for referrals to a HOME-ARP project or activity, the PJ must ensure compliance with Section IV.C.2 of the Notice (page10).

A PJ may use only the CE for direct referrals to HOME-ARP projects and activities (as opposed to CE and other referral agencies or a waitlist) if the CE expands to accept all HOME-ARP qualifying populations and implements the preferences and prioritization established by the PJ in its HOME-ARP allocation plan. A direct referral is where the CE provides the eligible applicant directly to the PJ, subrecipient, or owner to receive HOME-ARP TBRA, supportive services, admittance to a HOME-ARP rental unit, or occupancy of a NCS unit. In comparison, an indirect referral is where a CE (or other referral source) refers an eligible applicant for placement to a

project or activity waitlist. Eligible applicants are then selected for a HOME-ARP project or activity from the waitlist.

The PJ must require a project or activity to use CE along with other referral methods (as provided in Section IV.C.2.ii) or to use only a project/activity waiting list (as provided in Section IV.C.2.iii) if:

1. the CE does not have a sufficient number of qualifying individuals and families to refer to the PJ for the project or activity,
2. the CE does not include all HOME-ARP qualifying populations; or,
3. the CE fails to provide access and implement uniform referral processes in situations where a project's geographic area(s) is broader than the geographic area(s) covered by the CE

If a PJ uses a CE that prioritizes one or more qualifying populations or segments of qualifying populations (e.g., prioritizing assistance or units for chronically homeless individuals first, then prioritizing homeless youth second, followed by any other individuals qualifying as homeless, etc.) then this constitutes the use of preferences and a method of prioritization. To implement a CE with these preferences and priorities, the PJ **must** include the preferences and method of prioritization that the CE will use in the preferences section of their HOME-ARP allocation plan. Use of a CE with embedded preferences or methods of prioritization that are not contained in the PJ's HOME-ARP allocation does not comply with Section IV.C.2 of the Notice (page10).

Template:

Identify the referral methods that the PJ intends to use for its HOME-ARP projects and activities. PJ's may use multiple referral methods in its HOME-ARP program. (Optional):

Will County will work with the Continuum of Care, the Eviction Diversion and other housing service providers to receive referrals for HOME-ARP housing

If the PJ intends to use the coordinated entry (CE) process established by the CoC, describe whether all qualifying populations eligible for a project or activity will be included in the CE process, or the method by which all qualifying populations eligible for the project or activity will be covered. (Optional):

.

If the PJ intends to use the CE process established by the CoC, describe the method of prioritization to be used by the CE. (Optional):

Enter narrative response here.

If the PJ intends to use both a CE process established by the CoC and another referral method for a project or activity, describe any method of prioritization between the two referral

Limitations in a HOME-ARP rental housing or NCS project

Limiting eligibility for a HOME-ARP rental housing or NCS project is only permitted under certain circumstances.

- PJs must follow all applicable fair housing, civil rights, and nondiscrimination requirements, including but not limited to those requirements listed in 24 CFR 5.105(a). This includes, but is not limited to, the Fair Housing Act, Title VI of the Civil Rights Act, section 504 of Rehabilitation Act, HUD's Equal Access Rule, and the Americans with Disabilities Act, as applicable.
- A PJ may not exclude otherwise eligible qualifying populations from its overall HOME-ARP program.
- Within the qualifying populations, participation in a project or activity may be limited to persons with a specific disability only, if necessary, to provide effective housing, aid, benefit, or services that would be as effective as those provided to others in accordance with 24 CFR 8.4(b)(1)(iv). A PJ must describe why such a limitation for a project or activity is necessary in its HOME-ARP allocation plan (based on the needs and gap identified by the PJ in its plan) to meet some greater need and to provide a specific benefit that cannot be provided through the provision of a preference.
- For HOME-ARP rental housing, section VI.B.20.a.iii of the Notice (page 36) states that owners may only limit eligibility to a particular qualifying population or segment of the qualifying population if the limitation is described in the PJ's HOME-ARP allocation plan.
- PJs may limit admission to HOME-ARP rental housing or NCS to households who need the specialized supportive services that are provided in such housing or NCS. However, no otherwise eligible individuals with disabilities or families including an individual with a disability who may benefit from the services provided may be excluded on the grounds that they do not have a particular disability.

Template

Describe whether the PJ intends to limit eligibility for a HOME-ARP rental housing or NCS project to a particular qualifying population or specific subpopulation of a qualifying population identified in section IV.A of the Notice:

Will County does not intend to limit eligibility for rental housing or NCS to a particular qualifying population

If a PJ intends to implement a limitation, explain why the use of a limitation is necessary to address the unmet need or gap in benefits and services received by individuals and families in the qualifying population or subpopulation of qualifying population, consistent with the PJ's needs assessment and gap analysis:

Enter narrative response here.

If a limitation was identified, describe how the PJ will address the unmet needs or gaps in benefits and services of the other qualifying populations that are not included in the limitation through the use of HOME-ARP funds (i.e., through another of the PJ's HOME-ARP projects or activities):

No Limitation was identified.

HOME-ARP Refinancing Guidelines

If the PJ intends to use HOME-ARP funds to refinance existing debt secured by multifamily rental housing that is being rehabilitated with HOME-ARP funds, the PJ must state its HOME-ARP refinancing guidelines in accordance with [24 CFR 92.206\(b\)](#). The guidelines must describe the conditions under which the PJ will refinance existing debt for a HOME-ARP rental project, including:

- *Establish a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing to demonstrate that rehabilitation of HOME-ARP rental housing is the primary eligible activity*

N/A

- *Require a review of management practices to demonstrate that disinvestment in the property has not occurred; that the long-term needs of the project can be met; and that the feasibility of serving qualified populations for the minimum compliance period can be demonstrated.*

N/A

- *State whether the new investment is being made to maintain current affordable units, create additional affordable units, or both.*

N/A

- *Specify the required compliance period, whether it is the minimum 15 years or longer.*

N/A

- *State that HOME-ARP funds cannot be used to refinance multifamily loans made or insured by any federal program, including CDBG.*

N/A

- *Other requirements in the PJ's guidelines, if applicable:*

N/A

Certificate of the Publisher

The Herald-News

Description: HOME-ARP BD MTGS
2048775
HOME-ARP BD MTGS

WILL COUNTY LAND USE DEPT
58 E CLINTON ST STE #100
JOLIET IL 60432

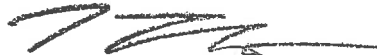
Shaw Media certifies that it is the publisher of The Herald-News.
The Herald-News is a secular newspaper, has been continuously published daily for more than fifty (50) weeks prior to the first publication of the attached notice, is published in the City of Joliet, County of Will, State of Illinois, is of general circulation throughout that county and surrounding area, and is a newspaper as defined by 715 ILCS 5/5.

A notice, a true copy of which is attached, was published 1 time(s) in The Herald-News, namely one time per week for one successive week(s). Publication of the notice was made in the newspaper, dated and published on
01/23/2023

This notice was also placed on a statewide public notice website as required by 5 ILCS 5/2.1.

In witness, Shaw Media has signed this certificate by J. Tom Shaw, its publisher, at Joliet, Illinois, on
23rd day of January, A.D. 2023

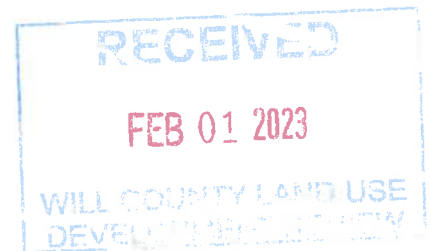
Shaw Media By:



J. Tom Shaw, Publisher

Account Number 10075855

Amount \$255.62



PUBLIC NOTICE
NOTICE OF CDBG/HOME ADVISORY BOARD MEETING AND PUBLIC HEARING FOR THE SUBSTANTIAL AMENDMENT TO THE WILL COUNTY FY2021 ACTION PLAN FOR HOME-ARP FUNDS
MEETING DATE: FEBRUARY 2, 2023
TIME: 2:00 P.M.
PLACE: WILL COUNTY OFFICE
BUILDING COUNTY BOARD ROOM
302 N. CHICAGO STREET, JOLIET IL. 60432

The Will County Community Development Division is the designated entity for the preparation and submission of the County's Consolidated Plan and Annual Action Plans for Community Development Programs, funded by the U. S. Department of Housing and Urban Development (HUD). The Division is proposing to amend its FY2021 (Program Year 2020) Action Plan to include the HOME-ARP Allocation Plan. Will County expects to submit the Substantial Amendment to HUD on or before March 31, 2023.

The purpose of this CDBG/HOME Advisory board meeting and public hearing is to review and receive comments on the proposed Substantial Amendment. Each time the County proposes changes in priorities, methods of distribution of funds or activities not originally proposed in either the Consolidated Plan or Action Plan in amounts over \$200,000, a Substantial Amendment to the Plan is to be made.

SUBSTANTIAL AMENDMENT OVERVIEW: HOME-ARP funds were appropriated under section 3205 of the American Rescue Plan Act of 2021 (P.L. 117-2) ("ARP") for the HOME Investment Partnerships Program (HOME) to provide homelessness assistance and supportive services. To address the need for homelessness assistance and supportive services, Congress appropriated \$5 billion in ARP funds to be administered through HOME to perform four activities that must primarily benefit qualifying individuals and families who are homeless, at risk of homelessness, or in other vulnerable populations. The Will County HOME-ARP Allocation Plan identifies a plan for \$4,581,154 in available funds and is based on eligible uses and needs.

A copy of the Substantial Amendment and HOME-ARP Plan is available for viewing in person at the Will County Land Use office: 58 E. Clinton St., Suite 100, Joliet, IL 60432 or on the Will County website during the public display and comment period beginning January 20, 2023 until February 6, 2023 at: www.willcountylanduse.com.

Comments submitted by mail must be postmarked no later February 6, 2023 at 4:00 PM and directed to: Martha Sojka, Community Development Director, Will County Land Use Department, 58 E. Clinton St., Suite 100, Joliet, IL 60432 or via e-mail to: lgrants@willcountylanduse.com. Comments submitted in person can be brought to 58 E. Clinton St., Suite 100, Joliet, IL 60432 or given orally during the public hearing.

The County Board room is accessible to persons with physical disabilities. If special arrangements need to be made to accommodate residents for them to participate in the meeting, including an interpreter, please email the request to lgrants@willcountylanduse.com with subject line: ACCOMMODATIONS a minimum of 48 hours prior to the meeting.

(Published in Herald-News January 23, 2023)2048775

Certificate of the Publisher

The Herald-News

Description:HOME-ARP
2048268
HOME-ARP

WILL COUNTY LAND USE DEPT
58 E CLINTON ST STE #100
JOLIET IL 60432

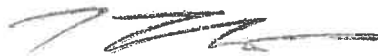
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This notice was also placed on a statewide public notice website as required by 5 ILCS 5/2.1.

In witness, Shaw Media has signed this certificate by J. Tom Shaw, its publisher, at Joliet, Illinois, on 20th day of January, A.D. 2023

Shaw Media By:



J. Tom Shaw, Publisher

Account Number 10075855

Amount \$231.26



PUBLIC NOTICE
NOTICE OF 15 DAY DISPLAY AND COMMENT PERIOD
FOR THE SUBSTANTIAL AMENDMENT TO THE WILL
COUNTY PROGRAM YEAR 2020 ACTION PLAN FOR
HOME-ARP ALLOCATION PLAN

Substantial Amendment to the Will County Community Development Division Annual Action Plan for Fiscal Year 2021 (Program Year 2020). The Will County Community Development Division is the designated entity for the preparation and submission of the County's Annual Action Plans for Community Development Programs, funded by the U. S. Department of Housing and Urban Development (HUD). The Division is proposing to amend its FY2021 (Program Year 2020) Action Plan to include the HOME-ARP Allocation Plan. Will County expects to submit the Substantial Amendment to HUD on or before March 31, 2023.

The Substantial Amendment includes the Allocation Plan for \$4,581,154 in HOME-ARP funds. The County must hold a public comment period to obtain citizen input on any proposed changes in projects or funding allocations contained in the Action Plan, whenever the proposed changes meet the definition of a Substantial Amendment as outlined in the Citizen Participation Plan. The Allocation Plan includes funding for administration, affordable housing, non-congregate shelter units, and supportive services.

PUBLIC COMMENT PERIOD: The 15 day public comment period begins on Friday, January 20, 2023 and concludes February 6, 2023. The County will accept comments from the public on this Amendment during this time. The Public is hereby notified that comments on the Substantial Amendment will be accepted by email to: lugarants@willcountylanduse.com or mailed to Will County Land Use Department, Will County Community Development Division, ATTN: Martha Sajka, Community Development Division Director, 58 E. Clinton St, Suite 100, Joliet, IL 60432. Comments dropped off or submitted by mail must be postmarked no later than February 6, at 4:00 PM. The Substantial Amendment is available on the Community Development Division page of the Will County Land Use Department website at www.willcountylanduse.com. No comments will be accepted by telephone.

SUBSTANTIAL AMENDMENT OVERVIEW: HOME-ARP funds were appropriated under section 3205 of the American Rescue Plan Act of 2021 (P.L. 117-2) ("ARP") for the HOME Investment Partnerships Program (HOME) to provide homelessness assistance and supportive services. To address the need for homelessness assistance and supportive services, Congress appropriated \$5 billion in ARP funds to be administered through HOME to perform four activities that must primarily benefit qualifying individuals and families who are homeless, at risk of homelessness, or in other vulnerable populations. These activities include: (1) development and support of affordable housing, (2) tenant-based rental assistance (TBRA), (3) provision of supportive services; and (4) acquisition and development of non-congregate shelter units.

(Published in Herald-News January 20, 2023)2048268

Will County HOME-ARP Draft Allocation Plan

Notice CPD-21-10

Requirements of the Use of
Funds in the HOME-American
Rescue Plan Program



Community Development Division

Presentation Outline

HOME-ARP Overview

Needs Assessment

Gap Analysis

Allocation Plan

HOME-ARP Overview

- On March 11, 2021, the American Rescue Plan (ARP) was signed into law- Provided \$1.9 trillion in relief to address the continued impacts of the Covid-19 pandemic- Congress appropriated \$5 billion help communities provide housing, shelter, and services for people experiencing homelessness or at-risk of homelessness and other vulnerable populations-
- Funds are administered by HUD through the HOME Investment Partnership Program
- The Will County received \$4,581,154 in HOME-ARP funds, with funds available through September 30, 2030
- In November 2021, 5% of administrative funds were made available through HOME ARP for Plan development.
- To receive the remainder of funds, Will County needs to submit a HOME-ARP allocation as a substantial amendment to the FY2021 (PY2020) Action Plan to HUD by March 31, 2023

Qualifying Populations

Homeless

- (24 CFR 91.5 (1)(2)(3))

At Risk of Homelessness

- (24 CFR 91.5)

Domestic Violence/Sexual Assault/Trafficking

- As defined as Fleeing, or attempting to flee domestic violence, dating violence, sexual assault or stalking or human trafficking
- 24 CFR 5.2003
- Trafficking Victims Protection Act of 2000

Other Populations

- Other families requiring services or housing assistance to prevent homelessness or at greatest risk of housing instability



Eligible Uses:



Tenant-based Rental Assistance (TBRA)



HOME-ARP Affordable Housing



Supportive Services



Acquisition and Development of Non-Congregate Shelter



Nonprofit Operating and Capacity Building Assistance



Program planning and administration

Needs Assessment

- Consultations
- Housing data



Outreach & Consultations

- ❑ February 2022 - Co-hosted listening sessions on the IL Housing Blueprint and local housing needs
- ❑ April 2022 - Sent out surveys to our community development email distribution list and received feedback from 34 agencies servicing qualifying populations. Survey was distributed through the Division email list, the Continuum of Care membership and MAPP Collaborative member
- ❑ April 2022 - Conducted a focus group session at Daybreak Shelter to get input from people with lived experience
- ❑ April 2022 through November 2022- Conducted virtual one-on-one consultations with representative agencies to obtain in-depth feedback on specific items listed on the survey.
- ❑ November 2022 – Presented at the CoC Board meeting
- ❑ Public Comment Period – January 20 - February 6, 2023



List of organizations consulted

Catholic Charities, Daybreak Shelter

Chicago Area Fair Housing Alliance

Continuum of Care

Cornerstone Services

Guardian Angel, Groundwork

Hope Fair Housing Center

Housing Authority of Joliet

Prairie State Legal

Trinity Services

Veterans Assistance Commission

Consultation Feedback Summarized

Capacity changes at shelters resulting from the COVID pandemic are leaving more qualifying populations unable to access emergency shelters, creating a gap in homeless housing inventory

Non-congregated shelters important to meeting the needs of qualifying populations, particularly those with medical vulnerabilities

Qualifying populations are unable to meet rising rents and Fair Market Rent creating housing instability

Respondents identified the least available, but most needed in the community is affordable housing rental units

Respondents suggested increasing the number of units to assist qualifying populations by converting existing property to affordable housing

The need for supportive services to help qualifying populations retain and maintain housing to self-sufficiency through case management is a high priority

Consultation Feedback Summarized

Consultation feedback revealed strong support for:

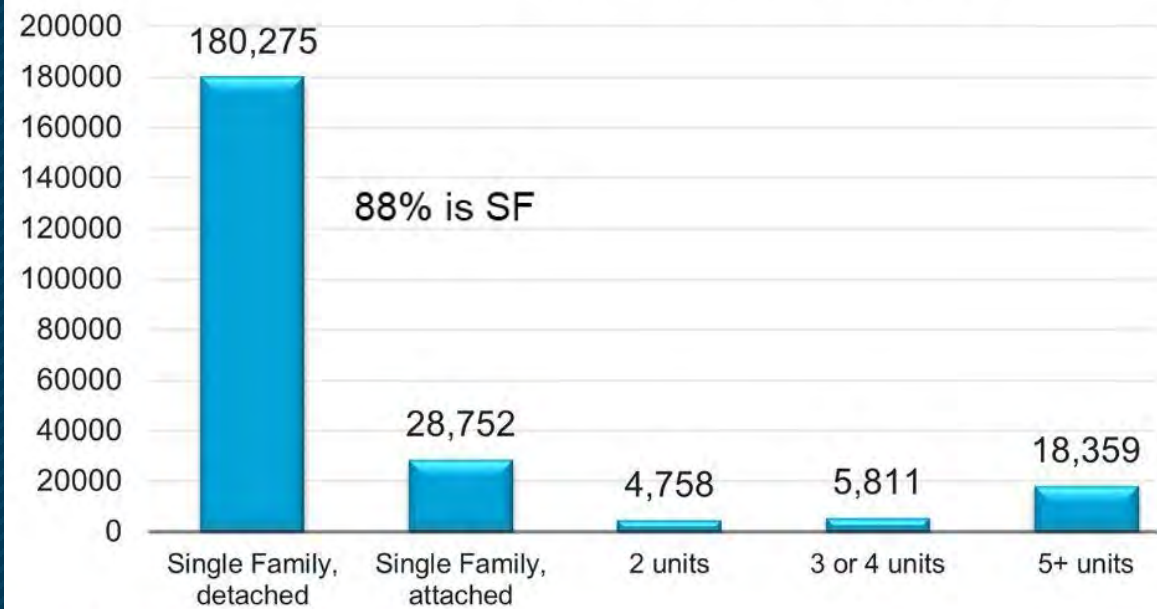
- Affordable rental housing units
- Non-congregate shelter options
- Supportive services with specific emphasis on:
 - Behavioral and mental health
 - Case management in life skills for self-sustainability
 - Landlord relations and engagement

Housing Supply and Demand

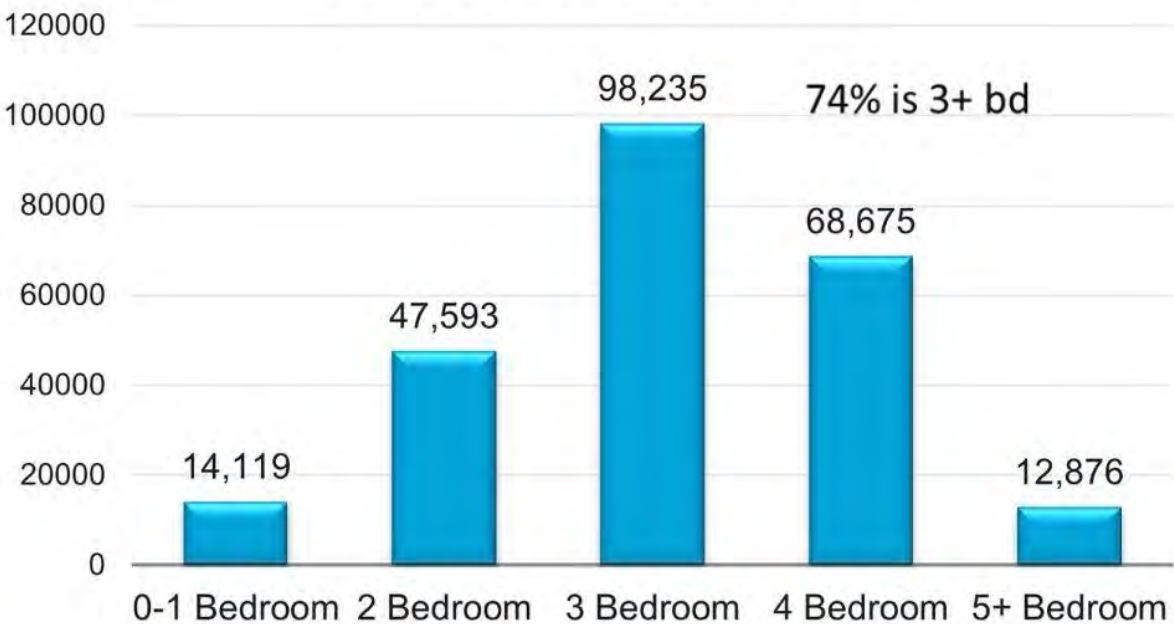


Housing variety is limited. More multifamily housing and smaller units are needed to meet the needs

Units by Housing Type



Units by Bedroom Size



2013-17 ACS



The existing inventory of multifamily housing in Will County is also very low and creates increased rental prices which price-out lower income households. Our share of new multifamily housing units is lower than the region.

CMAP Area Multifamily share of total new units 2014 - 2018	
Cook	82%
Illinois (statewide)	53%
Lake	34%
Kane	33%
McHenry	32%
DuPage	31%
Will	16%
Kendall	13%

We are not keeping
pace with our
neighbors for
producing multifamily
housing



HOUSING AFFORDABILITY IN WILL COUNTY, IL

HOMEOWNERS

Owner-Occupied Housing Units

182,341

Percent Moderately-Burdened Owners	18.0%
---	-------

Percent Severely-Burdened Owners	+	10.7%
---	---	-------

Total Percent Cost-Burdened Owners	=	28.7%
---	---	--------------

RENTERS

Renter-Occupied Housing Units

42,618

Percent Moderately-Burdened Renters	26.8%
--	-------

Percent Severely-Burdened Renters	+	25.8%
--	---	-------

Total Percent Cost-Burdened Renters	=	52.6%
--	---	--------------

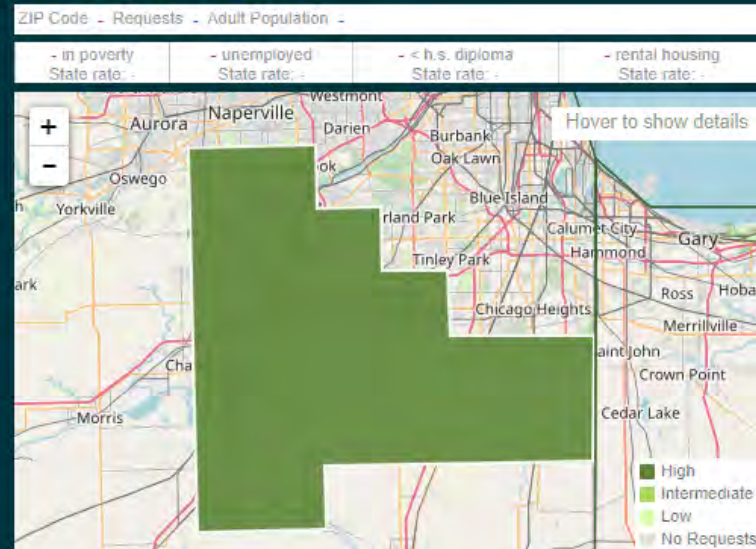
Top service requests Dec 12, 2021 to Dec 11, 2022

TOP REQUEST CATEGORIES Display as: ☒ PERCENT ☐ COUNT

Housing & Shelter	38.9%
Food	4.7%
Utilities	7.7%
Healthcare & COVID-19	6.9%
Mental Health & Addictions	11.9%
Employment & Income	9.0%
Clothing & Household	3.5%
Child Care & Parenting	<1%
Government & Legal	3.2%
Transportation Assistance	5.1%
Education	<1%
Disaster	<1%
Other	7.6%
Total for top requests	100%

Requests by County Housing & Shelter | Will

View By: ☐ ZIP Code ☒ County



TOP HOUSING & SHELTER REQUESTS

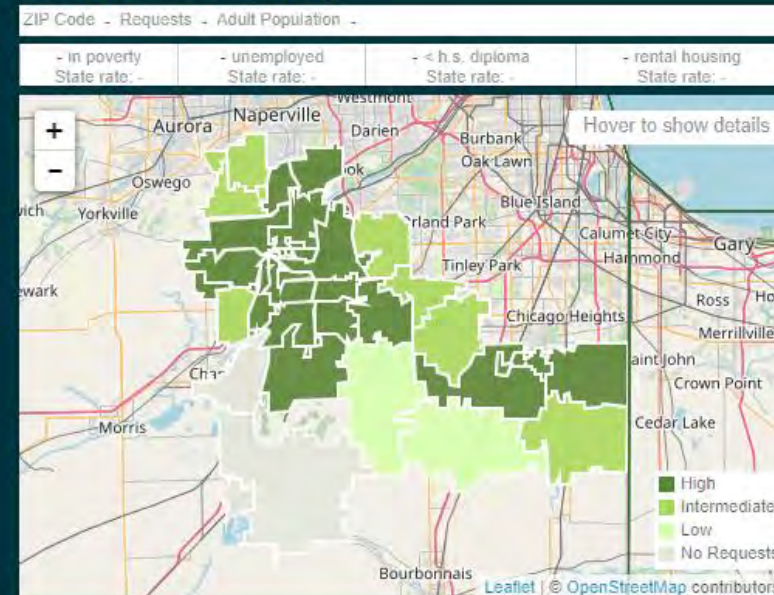
Shelters	18.6%	13%
Low-cost housing	23.9%	8%
Home repair/ maintenance	1.9%	12%
Rent assistance	50.2%	8%
Mortgage assistance	2.3%	5%
Landlord/ tenant issues	2.1%	0%
Contacts	0%	0%
Other housing & shelter	1.0%	33%

0 = No requests made
Not Available = Data not collected
Some requests are only computed at the category level

Requests > 100
AND > 50%

Requests by County Housing & Shelter | Will

View By: ☒ ZIP Code ☐ County



Since the launching of 2-1-1 in Will County, data indicates that the highest number of requests are for housing. Within the housing and shelter category, data shows there is as 13% unmet need for shelter, the highest of all categories



Summary of contributing factors

- Housing variety is limited. More multifamily housing and smaller units are needed to meet the needs
- Limited new multifamily housing in Will County
- More than ½ of the renter population is rent burdened, paying more than 30% of their income on housing
- Demand for housing and shelter is high as evidenced by 211 calls

Gap Analysis

- Homeless
- Other populations



Gap Analysis Method

Estimate housing and shelter needs for all qualifying populations

- For homeless population estimates, primarily data sources were:
 - Point in Time Data
 - Housing Inventory Count
 - Consultation with specialists in homeless services housing
- For other qualifying populations, utilized – Comprehensive Housing Affordability Strategy (CHAS) tables from the American Community Survey (ACS) Census data, – 4 major categories
 - • housing unit lacks complete kitchen facilities;
 - • housing unit lacks complete plumbing facilities;
 - • household is overcrowded; and
 - • household is cost burdened.

Describe the qualifying populations within the PJ's boundaries:

Homeless

- 1,829 homeless clients
- 1424 were adults/ 405 children
- 802 males/ 603 females/ 6 transgender/ 2 no single gender
- 48% white/ 45% black
- 71% of unsheltered homeless are single males

At Risk of Homelessness

- 7,665 (0%-30% AMI Renter HH w/ 1 or more severe housing problems)
- ~4,068 eviction and Foreclosure filings

Fleeing, Domestic Violence, Dating Violence, Sexual Assault

- Guardian Angel
- 539 needed services
- Currently serving 92
- 447 unmet need

Other Populations

- 6,805 (30%-50% AMI Renter HH w/ 1 or more severe housing problems)

Snapshot of some current resources available to assist qualifying populations, including congregate and non-congregate shelter units, supportive services, TBRA, and affordable and permanent supportive rental housing

Daybreak
Shelter

Catholic
Charities

Morning Star
Mission

Will County
Center for
Community
Concerns

Housing
Authority of
Joliet

Cornerstone

Respond
Now

Trinity
Services

Habitat for
Humanity

Will County
Eviction
Mediation
Program

Estimated Need for Homeless

Homeless													
	Current Inventory					Homeless Population				Gap Analysis			
	Family		Adults Only		Vets	Family HH (at least 1 child)	Adult HH (w/o child)	Vets	Victims of DV	Family		Adults Only	
	# of Beds	# of Units	# of Beds	# of Units	# of Beds					# of Beds	# of Units	# of Beds	# of Units
Emergency Shelter	72	30	122	71	20								
Transitional Housing	90	25	40	30	0								
Permanent Supportive Housing	216	81	343	397	47								
Other Permanent Housing	144	66	100	105	4								
Sheltered Homeless						32	99	16	19				
Unsheltered Homeless						2	13	2	19				
Current Gap										34	13	112	112

Suggested Data Sources: 1. Point in Time Count (PIT); 2. Continuum of Care Housing Inventory Count

Estimated Need for At Risk Homeless

Non-Homeless			
	Current Inventory	Level of Need	Gap Analysis
	# of Units	# of Households	
Total Rental Units	42,970		
Rental Units Affordable to HH at 30% AMI (At-Risk of Homelessness)	3,271		
Rental Units Affordable to HH at 50% AMI (Other Populations)	5,010		
0%-30% AMI Renter HH w/ 1 or more severe housing problems (At-Risk of Homelessness)		7,665	
30%-50% AMI Renter HH w/ 1 or more severe housing problems (Other Populations)		6,805	
Current Gaps			6,189

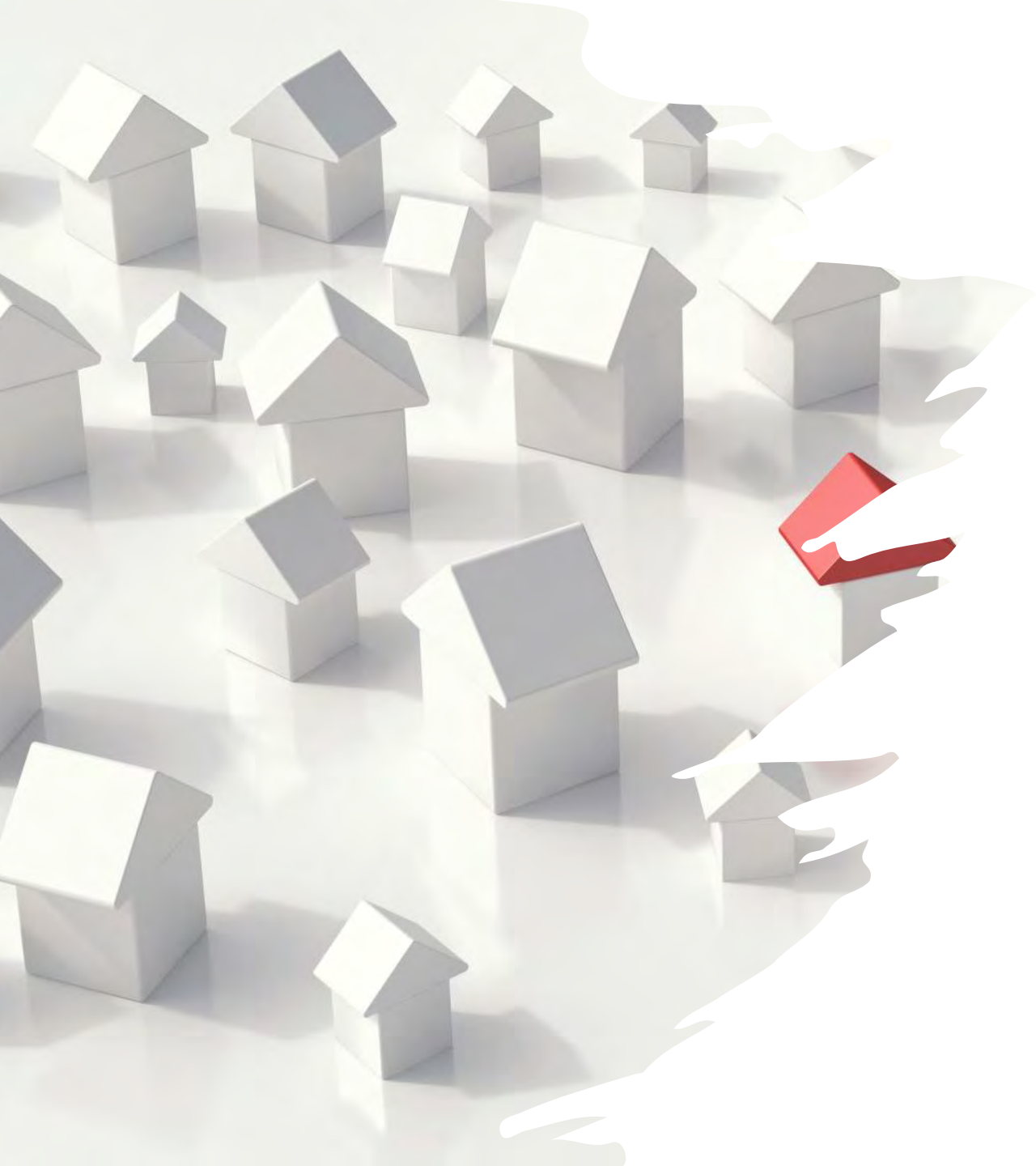
Estimated Need

For homeless population, estimated current need/demand

- 125 housing units with rental assistance and/or supportive services i.e. rapid rehousing units
- 146 beds in emergency shelters

For other qualifying populations, estimated current need/demand at

- 6,189 affordable housing units



Summary

- Existing housing supply and demand issues contribute to the growing needs
- Gap Analysis demonstrates need for additional shelter beds and affordable rental housing
- Supported by feedback and priorities received from consultation with organizations and surveys
- Informed recommended HOME-ARP uses included in draft Allocation Plan

Allocation Plan



Proposed Allocation of HOME-ARP Funding



	Funding Amount	Percent of the Grant	Statutory Limit
Supportive Services	\$893,981	20%	
Acquisition and Development of Non-Congregate Shelters	\$600,000	13%	
Development of Affordable Rental Housing	\$2,400,000	52%	
Administration and Planning	\$687,173	15%	15%
Total HOME ARP Allocation	\$4,581,154		

Proposed Allocation of HOME- ARP Funding

- **Supportive Services:** utilize \$893,981 to support community partners in hiring and maintaining case managers in order to continue supportive services including medical care for the qualifying populations so they can self-sustain and become self-sufficient.
- **Non-congregate shelter:** utilize \$600,000 towards development/acquisition of an estimated 10 non-congregate shelter units to increase shelter options for those needing non-congregate settings
- **Affordable rental housing:** utilize \$2.4 million over the next 7 years creating estimated 26 new affordable units, geographically dispersed, in partnership with NFP sponsors and rental assistance providers (TBRA, ESG, PHA/CoC Vouchers)

HOME-ARP funds requirements

- HOME-ARP funds must benefit qualifying populations
- 70% of the total number of rental units assisted with HOME-ARP funds must be restricted to occupancy by households that are qualifying households at the time of the household's initial occupancy. Not more than 30 percent of the total number of rental units assisted with HOME-ARP funds by the PJ may be restricted for occupancy by low-income households



		1P	2P	3P	4P	5P
Extremely Low	30% AMI	\$ 21,900	\$ 25,000	\$ 28,150	\$ 31,250	\$ 33,750
Very Low	50% AMI	\$ 36,500	\$ 41,700	\$ 46,900	\$ 52,100	\$ 56,300
Low	60% AMI	\$ 43,800	\$ 50,040	\$ 56,280	\$ 62,520	\$ 67,560
Moderate	80% AMI	\$ 58,350	\$ 66,700	\$ 75,050	\$ 83,350	\$ 90,050

HUD HOME Program Effective June 15, 2022

Limitations & Preferences

No limitation is identified. HOME-ARP units and services will not be limited to any specific qualifying population.

No specific preference is identified. Units that are created with HOME-ARP funds will work indirectly with the Continuum of Care, receiving clients off the Coordinated Entry list from the Homeless Management Information System (HMIS), and the County Eviction Diversion Program for those identified as at risk homeless.

Methods for soliciting applications for funding

- Will County will encourage HOME-ARP Program funds to be leveraged with the private and public funding sources to support the creation of affordable housing, non congregate shelter units and the provision of supportive services.
- Anticipating partnerships with developers and/or non-for-profits that have the capacity to create affordable housing options throughout the County and willingness to work with agencies that offer rent assistance/supportive service so that the 70% of the created units can meet the needs of qualifying populations
- Initiated through a letter of interest with a rolling application process to follow, utilizing the existing HOME affordable housing development application

Will County Land Use Department
Community Development Division
815.774.7890
lgrants@willcountylanduse.com

Martha Sojka, Director
Community Development Division

Timeline:

Feb-Dec 2022 – Analysis, consultations and draft plan development

December – Final reviews and draft revisions

Jan-Feb – Draft Allocation Plan made available for public comment

February 2 – Presentation to the CBDG/HOME Advisory Board for recommendation

February 6 – Public Comment Period ends

March – County Board for approval

March 31, 2023 Submittal to HUD

3. PY21 Consolidated Annual Performance & Evaluation Report (CAPER)

4. Announcements

- A. Next Meeting is in May, date TBA
- B. Grant Management Software update

5. Motion to Adjourn



Provide decent affordable housing
\$775,540

- 11** senior households assisted with housing rehab
- 3** group homes rehabilitated
- 22** homes made affordable
- 225** households provided housing counseling



Create suitable living environments
\$1,819,928

- 18** neglected properties assisted
- 2,021** persons assisted with water/sewer infrastructure improvement projects
- 733** homeless assisted
- 124** children in the justice system assisted



Expand economic opportunities
\$30,000

- 36** gardens provided with growing supplies
- 14** gardens supplied fresh foods to food pantries
- 3** gardens created /expanded
- 185,000** lbs fresh food harvested



Prevent, prepare, respond to COVID 19
\$2,853,123

- 7,962** emergency shelter nights provided
- 114** homeless received medical care & shelter
- 1,209** seniors received well being services
- 338,721** food assistance
- 682** residents received housing assistance
- 858** received health screenings

FOOD PANTRY GARDENS (14)

1. Planted first orchard at the National Hook-Up of Black Women Joliet Chapter, Joliet Township
2. Expanded garden at Brown Chapel AME Church in Joliet Township
3. Installed compacted pea gravel and handicapped walkways and new education greenhouse at All Nations Church, Joliet
4. Manhattan Friendship Farm- free donations to Will County pantries throughout growing season

WILL COUNTY STATES ATTORNEY GARDENS (3)

Funded soil, plants, irrigation for gardens at SOA Drug Court Men's and Women's homes, and the garden located at Problem Solving Court office at 10 S. Chicago St. Joliet

TRINITY SERVICES MENS GROUP HOME GARDEN (1)

Provided plants and seeds for the group home for developmentally disabled adults in New Lenox.

WE WILL GROW COMMUNITY GARDEN PROGRAM

2022 Program Accomplishments

36 GARDENS

185,000 LBS. OF FRESH
FRUITS/VEGIS GROWN

HEALTHY FOOD FOR A
HEALTHIER LIFE

WeWILL
Grow



COMMUNITY GARDEN PROGRAM

BACKYARD RAISED BED GARDENS (16)

Seniors WILL Grow-

1. Provided soil, plants and needed irrigation to the existing 10 raised beds
2. Constructed and installed six new beds in Fairmont and Forest Park Community of Joliet
3. Constructed and installed two community beautification boxes in Fairmont Community
4. Hired staff: Provided funding for Lockport Township High School students to maintain the Fairmont Community Garden during the summer months, bringing harvest to the Lockport Township Food Pantry, Fairmont School Garden and to assist 14 seniors with maintaining their gardens throughout summer until final harvest.

SCHOOL GARDENS (2)

1. Fairmont School District 89
2. New garden funded at Forest School in Monee