



City of Joliet
Consolidated Annual Performance Report
Community Development Block Grant Funds
2017-2018 Program Year

PUBLIC DRAFT

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CR-05 - Goals and Outcomes

Describe progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a).

This Consolidated Annual Performance and Evaluation Report (CAPER) describes the activities undertaken by the City of Joliet during the Program Year 2017, beginning October 1, 2017 and ending September 30, 2018, using Community Development Block Grant (CDBG) and HOME Investment Partnership (HOME) funds allocated to the City by the U.S. Department of Housing and Urban Development (HUD).

The report serves to meet the performance reporting requirements of the Consolidated Plan Regulations at 24 CFR 91.520. The report measures the progress made and the accomplishments achieved against the goals and objectives described in the City's 2017 Annual Action Plan and the 2015-2019 Amended Consolidated Plan. Both plans are available for public review at the City's Neighborhood Services Division.

The City of Joliet's Neighborhood Services Division is the lead entity and administrator for CDBG funds. Beginning in Program Year 2016, the City of Joliet joined the Will County HOME Consortium. The accomplishments of HOME-funded projects funded with allocations after 2015 will be included in the Will County CAPER report. The accomplishments for HOME-funded projects funded with pre-2016 funds are reported in this CAPER. Currently, only administrative funds remain for pre-2016 funds.

2017 was the third year of the City's updated Consolidated Plan. The City originally funded five projects with its 2017 CDBG allocation. Throughout the year, one project was cancelled and two projects were added via substantial amendment. A summary of each project is provided below.

Community Facilities – Fire Equipment

The City allocated a total of \$458,836 for the purchase of a fire truck for Fire Station #1, located at 101 E. Clinton Street. The upgraded fire equipment will benefit 14,020 residents living in the service area, 71% of whom qualify as low or moderate income. Of the total funded amount, \$219,630 came from 2017 funds and the remainder from prior year funds. The purchase was made in June.

Street Improvements – Hebbard Street and Grover Street

The City allocated \$243,217 to the reconstruction of the 100 block (between E. Washington St and 2nd Ave) and 300 block (between 3rd Ave and 4th Ave) of Hebbard Street. The project will benefit 1,015 residents in the service area, sixty three percent of whom qualify as low or moderate income. Construction is slated to begin in the spring of 2019 and be completed by the end of the year.

The City allocated an additional \$220,000 to street improvements through a substantial amendment. The additional funds will be used to make improvements to Grover Street. The improvements are scheduled to begin in early 2019 and be completed by the end of the year.

CBDO Housing Construction

The City allocated \$220,000 to the Committee for Building Brighter Communities Inc., a newly formed non-profit organization dedicated to serving low and moderate income areas within the City. The organization was to use the funding to construct new single-family homes on City-owned lots.

Unfortunately, the cost to remediate the selected lots made the project unfeasible. As such, the City reprogrammed the full amount to fund street improvements on Grover Street.

Demolition / Clearance

The City allocated \$105,000 for the demolition and clearance of City-owned lots. Clearance was to include the removal of environmental hazards, including the removal and replacement of contaminated soil. An initial report revealed a higher than expected scope and cost. As a result, the City decided against using CDBG funds for the clean-up. The funds will remain budgeted for demolition and clearance but are no longer earmarked for specific properties. It is expected all funds will be expended by the close of the next program year.

General Administration and Planning

The City reduced its general administration and planning budget to \$63,500. Funds are budgeted for oversight of CDBG-funded programs and satisfying the CDBG planning and reporting requirements.

Amendment: Senior Minor Housing Repair

Through a substantial amendment, the City awarded \$65,000 of prior year allocations to Will County Senior Services to administer a minor repair program for seniors and disabled persons. The program did not realize any accomplishments in the 2017 program year but will continue into the 2018 program year. The goal is to assist 18 homeowners.

Amendment: Riverwalk Homes Resident Services

Through a substantial amendment, the City awarded \$90,000 to Holsten Human Capital to provide case management services to the residents of Riverwalk Homes. The program began in the summer of 2018 and will be carried forward into the 2018 program year.

In addition to the projects funded in 2017, the City realized the following accomplishments for projects funded in prior year Action Plans:

Bicentennial Fountain

The City carried forward \$180,692 budgeted for the installation of a fountain in Bicentennial Park. The City faced several challenges before settling upon a design that fit within budget constraints. The City expects the fountain to be completed within the 2019 program year.

Street Improvements – Garvin Street

The City allocated \$254,000 of 2016 funds to make needed improvements to Garvin Street. The project was completed in the 2017 program year and benefits 3,235 residents living within the service area, fifty-nine percent of whom are low or moderate income.

Easter Seals Renovation

The City allocated \$150,000 of 2016 funds to Easter Seals to make renovations to a group home for disabled individuals and a service center for individuals with disabilities. The project was completed in 2017 and provides benefits to 178 low and moderate income persons.

Daybreak Shelter Renovation

The City carried forward \$52,980 of prior year funds for the renovation of Daybreak Shelter. The scope of work included replacement of HVAC. The project was completed in 2017 and provides benefits for 2,846 homeless persons served by the facility.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

The City is making significant progress in meeting its one-year and five-year goals. In 2017, the City completed all of its remaining HOME-funded projects, including 4 additional units assisted through the Down Payment Assistance Program and the completion and sale of 6 newly constructed single-family units. For CDBG, program year 2017 accomplishments include the completion of Garvin Street Improvements, the renovation of two non-profit facilities, and the purchase of fire equipment.

Some projects have faced delays or cancellation, including the CBDO Construction Project and Bicentennial Park Fountain. The lack of feasibility due to costs played a factor in both projects.

Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

During the FY 2017 Program Year, the City of Joliet addressed the following strategies and specific objectives from its Amended Consolidated Plan Strategic Initiatives using pre-2017 CDBG and HOME funds:

CD-1 Community Facilities

Goal: Improve the parks, recreational centers, trails, libraries, and all public and community facilities in the municipality. In 2017, the City allocated \$219,630 for the purchase of fire equipment that will benefit 14,020 residents living in the service area, 71% of whom qualify as low or moderate income.

Actual: The City ordered the fire equipment which will delivered and in service in the next program year. In addition, the City carried forward \$180,692 budgeted for the installation of a fountain in Bicentennial Park. Although delayed, the City expects the fountain to be completed within the 2019 program year. The City completed a 2016 project where it provided \$150,000 to Easter Seals to make renovations to a group home for disabled individuals and a service center for individuals with disabilities. The project was completed in 2017 and provides benefits to 178 low and moderate income persons.

CD-2 Infrastructure

Goal: Improve the public infrastructure through rehabilitation, reconstruction, and new construction. In 2017, the City allocated \$243,217 to the reconstruction of sections of Hebbard Street. The project will benefit 1,015 residents in the service area, sixty three percent of whom qualify as low or moderate income. The City allocated an additional \$220,000 to street improvements through a substantial amendment. The additional funds will be used to make improvements to Grover Street.

Actual: Construction for both street improvement projects are slated to begin in the spring of 2019 and be completed by the end of the year. The City completed a 2016 street improvements project to Garvin Street in the 2017 program year. The project benefits 3,235 residents living within the service area, fifty-nine percent of whom are low or moderate income.

CD-3 Public Services

Goal: Improve and increase public safety, municipal services, and public service programs throughout the community. The City allocated \$90,000 to Holsten Human Capital via a substantial amendment to provide case management services to the residents of Riverwalk Homes.

Actual: The program began in the summer of 2018 and will be carried forward into the 2018 program year. No accomplishments will be reported in the current program year.

CD-7 Clearance

Goal: Remove and eliminate slum and blighting conditions through demolition of vacant, abandoned and dilapidated structures. The City allocated \$105,000 for the demolition and clearance of City-owned lots. Clearance was to include the removal of environmental hazards, including the removal and replacement of contaminated soil.

Actual: An initial report revealed a higher than expected scope and cost. As a result, the City decided against using CDBG funds for the cleanup. The funds will remain budgeted for demolition and clearance but are no longer earmarked for specific properties. It is expected all funds will be expended by the close of the next program year.

HS-1 Owner Rehabilitation

Goal: Continue to provide financial assistance to low- and moderate-income homeowners to rehabilitate their existing owner-occupied housing. Through a 2017 substantial amendment, the City awarded \$65,000 of prior year allocations to Will County Senior Services to administer a minor repair program for seniors and disabled persons. The goal is to assist 10 homeowners.

Actual: The program did not realize any accomplishments in the 2017 program year but will continue into the 2018 program year.

HS-3 Housing Construction

Goal: Increase the supply of decent, safe, sound, and accessible housing that is affordable to owners and renters in the community through rehabilitation of vacant buildings and new construction. In 2017, the City allocated \$220,000 to the Committee for Building Brighter Communities Inc. to construct a new single-family home on a City-owned lot.

Actual: The parcels required extensive remediation to a point where the project became unfeasible. The funds were reprogrammed to other community development improvements per substantial amendment. The City completed and sold six newly constructed single-family homes with HOME funds carried over from a prior year.

HS-5 Home Ownership

Goal: Assist low- and moderate-income households to become homeowners by providing down payment assistance, closing cost assistance, and requiring housing counseling training. The City did not allocate any 2017 funding toward this goal, but used carry over HOME funds from prior years.

Actual: The City assisted 4 low-income homebuyers with carry over HOME funds.

HO-4 Homeless Shelter Improvements

Goal: Support the rehabilitation of and making accessibility improvements to emergency shelters, transitional housing and permanent housing for the homeless. The City did not allocate 2017 funds to this goal, but carried forward the 2016 Daybreak Shelter Renovation project.

Actual: The City carried forward \$52,980 of prior year funds for the renovation of Daybreak Shelter. The scope of work included replacement of HVAC. The project was completed in 2017 and provides benefits for 2,846 homeless persons served by the facility.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG	HOME
White	1363	2
Black or African American	1619	4
Asian	14	
American Indian or American Native	19	
Native Hawaiian or Other Pacific Islander	8	
Other	1	4
Total	3024	10
Hispanic	446	3
Not Hispanic	2578	7

Table 1 – Table of assistance to racial and ethnic populations by source of funds

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	CDBG	\$887,847.00	\$915,147.71*
HOME	HOME	0	\$381,199.50*

* Amount Expended includes resources from prior years

Table 2 - Resources Made Available

Narrative

The City of Joliet received a CDBG allocation of \$887,847 in the 2017 program year (October 1, 2017 through September 30, 2018). The City did not receive any program income. Beginning in 2016, the City's HOME allocation is included in the Will County HOME Consortium and is not directly administered by the City. During the program year, the City expended a total of \$915,147.71 in CDBG and \$381,199.50 in HOME. These totals include balances of allocations from prior years.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Citywide	100	100	See below

Table 3 – Identify the geographic distribution and location of investments

Narrative

The City of Joliet allocated its CDBG funds based on principally benefiting low- and moderate-income persons. The following projects had specific locations/target areas:

- The fire station equipment will benefit the area served by Fire Station #1, located at 101 E. Clinton Street. The upgraded fire equipment will benefit 14,020 residents living in the service area, 71% of whom qualify as low or moderate income.
- CBDO and related Clearance project was slated to benefit to Southside neighborhood.
- The three funded street improvement projects, Hebbard Street, Grover Street, and Garvin Street, will benefit the residential neighborhoods in their respective vicinities.
- Case Management Services is to primarily benefit the residents of Riverwalk Homes, located at
- Bicentennial Fountain is located at 201 W. Jefferson Street and will benefit the adjacent residential neighborhood.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

The City of Joliet received an additional \$250,000 in 2017 from the Illinois Housing Development Authority (IHDA) for the Abandoned Residential Property Municipal Relief Program (APP) to use of clearance and demolition.

The City of Joliet planned on using City-owned lots in conjunction with the CBDO project, but due to the extent of remediation, the project became unfeasible.

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	1	10
Number of Special-Needs households to be provided affordable housing units	0	0
Total	1	10

Table 4 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	1	6
Number of households supported through Rehab of Existing Units	0	0
Number of households supported through Acquisition of Existing Units	0	4
Total	1	10

Table 5 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

The goals in the table above reflect projects budgeted and included in the 2017 Annual Action Plan. The only project within the 2017 Annual Action Plan that would address the affordable housing goals that satisfy the HOME definition of affordable housing was the CBDO project which was cancelled due to higher than expected costs of site remediation. The Action Plan also includes a CDBG-funded Senior Minor Repair Program. However, this program does not meet the HOME standards of affordable housing and therefore are not included in this section.

The number of actual units reported in the table above reflect HOME-assisted projects funded in previous action plans that were officially completed within the program year. These include:

- HOME Downpayment Assistance: four (4) households with downpayment assistance

- HOME New Housing Construction: six (6) newly constructed single family housing units

Discuss how these outcomes will impact future annual action plans.

The six newly constructed single family homes represent a significant investment within their neighborhoods. The CBDO project was envisioned to be a continuation of this type of investment. Despite the cancellation of the CBDO project, the City will continue to work with the Committee for Building Brighter Communities to find other opportunities to work within their targeted areas. At this time, the City is evaluating the best way forward for the lots that were to be used for the CBDO project. Until a cost-effective remediation plan is developed, the lots will remain vacant.

After a slow start, the City’s HOME-funded Down Payment Assistance Program is now performing up to expectations. The program will continue to receive funding through the Will County HOME Consortium.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	0	0
Low-income	0	1
Moderate-income	0	9
Total	0	10

Table 6 – Number of Households Served

Narrative Information

By definition, households that have “worst case needs” are renter households with the following characteristics:

- incomes less than 50% of the area median income;
- do not receive federal housing assistance; and
- pay more than half of their income on housing (including rent and utilities); or
- live in severely inadequate housing with one or more serious physical problems related to heating, plumbing, and electrical systems or maintenance.

During the program year, the City did not use CDBG funding for projects that address rental housing or “worst case needs”. Some projects carried out as part of the Will County HOME Consortium will address worst case needs, including projects carried out by Cornerstone.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Describe efforts to reach out to homeless persons (especially unsheltered persons) and assessing their individual needs.

The City of Joliet was part of the Joliet/Bolingbrook/Will County Continuum of Care (CoC). All of the City's efforts to address the needs of the homeless and near homeless population are carried out in coordination with the CoC. The City did not use any CDBG resources in the program year to carry out homeless outreach efforts.

The CoC implemented outreach initiatives to connect with the unsheltered and hardest to house. By recording these initiatives in HMIS, the data was more accurate and of a better quality. Reaching these populations enabled the CoC to provide housing/services and to reduce episodic shelter use.

The Continuum of Care conducted a "Point In Time" count of homeless persons on January 31, 2018 for Will County. There were 341 homeless persons counted in Will County.

- Total Number of Homeless: 341 persons
- Total Sheltered: 298 persons
- Emergency: 167 persons
- Transitional: 131 persons
- Total Unsheltered: 43 persons
- Veterans: 16 persons
- Chronic Homeless: 23 persons

The Coordinated Assessment System is used by the CoC's service providers to assess the housing and supportive service needs of homeless persons and to connect them to the appropriate services. This system helps to make the transition to permanent housing much smoother by connecting clients with services they need. Service providers refer clients to the appropriate homeless service agency and received case management and housing navigation services. Individuals were referred to programs such as Medicaid, food stamps, veterans' health benefits, disability, social security, etc. Case management staff referred the disabled, homeless individuals, and families to permanent supportive housing programs. Veterans were referred to the VA Center in Joliet, veterans' housing choices, and the VASH supportive housing vouchers. Shelter care case management staff assisted clients in locating suitable housing that they could continue to live in upon discharge.

Describe effort to address the emergency shelter and transitional housing needs of homeless persons.

The City provided \$52,980 of CDBG funds for the renovation of Daybreak Shelter. The project provides emergency shelter and homeless services to homeless persons. In PY2017, the project assisted 2,846 persons and will continue to serve additional persons in future years. During the 2017 program year, the Joliet/Bolingbrook/Will County Continuum of Care (CoC) provided a total of 730 beds for the homeless population:

- Emergency Shelter - 183 beds
- Permanent Supportive Housing - 334 beds
- Other Permanent Housing – 7 beds
- Rapid Rehousing - 32 beds
- Transitional Housing - 174 beds

Describe efforts to help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are:

- ***likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and,***
- ***receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.***

The City of Joliet supported the efforts of local agencies that provided assistance to families and individuals in transitional situations and referred residents of the City that were at risk of becoming homeless to these agencies for help with financial literacy counseling, emergency rent/mortgage or utility payments, and job training so that they could remain self-sufficient and avoid homelessness.

The Will County Community Action Agency (WCCCC) provided case management services to low income individuals and families to help them avoid becoming homeless and to connect them to community resources in order to regain housing stability. The CoC engaged the school districts through an educational symposium in an effort to connect families to services within the community.

The Crisis Line of Will & Grundy Counties operated a 24-hour call center. The call center provided diversion counseling by assessing clients' harm, access to resources and immediate need. It provided referrals to homeless prevention programs, crisis intervention, and emergency shelters. Their website can be translated into 82 languages. Veterans were referred to Supportive Services for Veteran Families (SSVF) recipients, the Department of Veterans Affairs, or the Veteran's Assistance Commissions for diversion and prevention assistance. The CoC leadership had each county's Community Services Block Grant (CSBG) recipients that administered emergency rental assistance. The CoC also used ESG-HP funds. Through these resources, the CoC identified risk factors such as crisis, low income, and lack of

resources. The Education/Supportive Services committee developed annual training about these issues. The Housing/Plan to End Homelessness committee developed strategies such as coordinated assessment and ESG-HP procedures and policies.

Sixteen (16) unaccompanied youth were identified in the 2018 Point In Time count. During the Program Year, the CoC participated in the Child and Adolescent Local Area Network (LAN) #49 that coordinated efforts of providers serving children and adolescents. A “wraparound process” was implemented to address all the needs of youth and to provide crisis prevention/response individually. Aunt Martha’s Youth Service Center offered public education, provider training, case management, referral and linkage, transportation assistance, housing search and placement, consumer education, budget counseling, and cash assistance for qualified homeless youth aged 18-24. Aunt Martha’s worked directly with the Illinois Department of Children and Family Services to provide services when a ward of the state has been identified aged 16-17. The Illinois Department of Healthcare and Family Services (HFS) contracted screening, assessment, and support service (SASS) agencies for youth that were in need of mental health services, provided through the Will County Health Department.

Describe efforts to help homeless persons, especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth, with the following:

- ***make the transition to permanent housing and independent living;***
- ***shorten the period of time that individuals and families experience homelessness;***
- ***facilitate access to affordable housing units; and***
- ***prevent individuals and families from becoming homeless again.***

On average, people spend 47 days in the CoC’s shelter system. This number has been consistent since 2012. The CoC tracked this number through HMIS and checked that data against the Coordinated Assessment and by Name Lists to determine client’s length of time homeless. The CoC prioritized housing placement by length of time spent in homelessness.

The CoC implements several strategies to reduce the period of time that clients experience homelessness, including:

- Use of a Housing First philosophy. One of the main principles of housing first is to move clients into stable housing situations as quickly as possible.
- Use of client-centered, evidence-based practices. A client-centered approach allows the client to receive required services and for the client to be invested in their own service plans. During their shelter stays, counseling was provided to the heads of households to improve family income, either through employment or referrals to state and federal agencies to supplement their income and/or to address their disabilities.
- Prioritization on the placement of chronically homeless, veterans, and unsheltered. These subsets of the homeless population are the most vulnerable.
- Use of Rapid Rehousing and Homelessness Prevention Funds.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

The Housing Authority of Joliet is the public housing agency that serves the City of Joliet, as well as Will County, Illinois. The City partners closely with the Housing Authority on many projects, including the development of City-funded projects, such as Liberty Meadows, and PHA-funded projects, such as Water's Edge. The Housing Authority owns 867 units of public housing, of which 683 units are available to serve the elderly and disabled population. In addition, the Housing Authority administered 1,648 Housing Choice Vouchers.

During the 2017 program year, the Housing Authority of Joliet used its capital funds to improve the conditions of the public housing units and to provide a more suitable living environment. The Housing Authority of Joliet used its Capital Funds Budget to maintain health and safety at its senior/disabled housing and to transform its family housing through demolition, redesign, and redevelopment into mixed-income affordable single family communities of choice. The Housing Authority of Joliet is committed to the replacement of affordable housing units lost through demolition, either by the acquisition of homes or the development of new homes in the non-impacted areas of the City of Joliet.

Actions taken to encourage public housing residents to become more involved in management and participate in homeownership.

In program year 2017, the Housing Authority of Joliet held regular Resident Advisory Board Meetings. The Resident Advisory Board was comprised of members from each of the Public Housing Communities, representatives from the Housing Choice Voucher Program, and representatives of the Housing Authority staff. Topics addressed at these meetings ranged from broad policy topics, such as the Revitalization Plan, to quality of life issues, such as posting instructions on how to use the washer and dryer in the building. The Housing Authority of Joliet also encouraged the Public Housing Communities to develop and operate neighborhood crime watch groups to ensure the safety of residents.

The Housing Authority of Joliet administers a Family Self-Sufficiency Program designed to assist families receiving subsidies under the HCV Program. Some of the goals that program participants have identified are: completion of high school; job training; childcare assistance; transportation assistance; and homeownership.

Actions taken to provide assistance to troubled PHAs

The Housing Authority of Joliet was not classified as "troubled" by HUD and was performing satisfactorily according to HUD guidelines and standards. Therefore, no assistance was needed to improve operations of this Public Housing Authority.

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)

The City's most recent fair housing study listed the level of investment of CDBG and HOME funds in racially and ethnically impacted areas, in particular in the east and near-west areas of Joliet, as a potential impediment to fair housing. The plan called for the City to expand the availability of affordable housing in non-impacted areas. The City's Downpayment Assistance Program addresses this concern by making housing options throughout the City more affordable to low and moderate income families.

The study also cited zoning regulations that apply to community residential homes for groups of unrelated people with disabilities as a potential impediment to fair housing choice. No changes to the zoning regulations have been made, but the City continues to support groups such as Cornerstone, a provider of group housing for persons with disabilities, to ensure that affordable housing in standard condition is available for this special needs population.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

During this CAPER period, the City continued to work towards addressing the obstacles to meeting the underserved needs in the City. The City identified the following obstacles as problems facing the underserved population.

- Continued population growth creating a housing shortage
- Insufficient vouchers for very low income residents
- Aging in-place population

The following Consolidated Plan Goals/Strategies were developed to address these obstacles to meeting the underserved needs in the City.

- HS-1 Housing Rehabilitation – Continue to provide financial assistance to low- and moderate-income homeowners to rehabilitate their existing owner-occupied housing.
- HS-3 Housing Construction – Increase the supply of decent, safe, sound, and accessible housing that is affordable to owners and renters in the community through rehabilitation of vacant buildings and new construction.
- HS-4 Fair Housing – Promote fair housing choice through education and outreach in the community.
- HS-5 Home Ownership – Assist low- and moderate-income households to become homeowners by providing down payment assistance, closing cost assistance, and requiring housing counseling training.
- HS-6 Public Housing – Support the local public housing authority in its efforts to improve public

housing by constructing new affordable housing on scattered sites throughout the community to replace deteriorated public housing.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

During the CAPER period, the City of Joliet undertook activities to reduce the number of lead-based paint hazards in residential properties. The risk of lead-based paint hazards is very high in the City of Joliet due to the number of housing units constructed prior to 1978. It is presumed that all housing units constructed before 1978 contain lead-based paint. According to the 2010-2014 American Community Survey Five-Year Estimates, 26,100 (51.19%) housing units in the City of Joliet were constructed prior to 1980.

The City of Joliet provided purchasers of pre-1978 built houses with the lead paint pamphlet, "Protect Your Family From Lead in Your Home." The City also required contractors to follow HUD's lead-based paint regulations for construction and rehabilitation projects funded through the CDBG and HOME programs. Work write-ups for projects included a section on lead-based paint testing and abatement when necessary under the current regulations.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

According to the 2010-2014 American Community Survey, approximately 12.5% of Joliet residents live in poverty. Female-headed households with children were particularly affected by poverty at 26.6%, and 17.1% of all youth under the age of 18 were living in poverty.

The City's anti-poverty strategy was based on attracting a range of businesses and supporting workforce development, including job-training services for low income residents. In the program year, the City funded Case Management Services at Riverwalk Homes. This program is designed to help households living in assisted housing with a number of services, including job training and other supportive services designed to make residents more self-sufficient.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

In general, the City's Neighborhood Services Division continued to coordinate with local community development and housing agencies to ensure the needs of the City residents are met. The City coordinates closely with the County of Will CDBG and HOME staff, the Housing Authority of Joliet, the Will County Center for Community Concerns, and the local Continuum of Care. Neighborhood Services has taken a leadership role on the Continuum of Care board.

In 2017, the City's major initiative to expand institutional structure was the technical assistance provided to the Committee for Building Better Communities. The purpose of this newly formed non-profit was to undertake community development, economic development, and affordable housing initiatives in low and moderate income neighborhoods in Joliet. Residents from the target neighborhoods are represented on the Board of Directors. The City was in the process of certifying the

group as a Community Based Development Organization (CBDO) under the CDBG regulations when the feasibility of their initial project was jeopardized by higher than expected environmental remediation costs. The City will continue to partner and support this new organization on projects that will serve City residents.

In addition to the CBDO, the City also partnered with two new agencies, Senior Services of Will County and Holsten Human Capital, to deliver and administer CDBG-funded projects.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

During this CAPER period, the City continued its participation and coordination with public, housing, and social service agencies. The Neighborhood Services Division was responsible for coordinating activities among the public and private organizations.

During the CAPER period, the City of Joliet was a member of the Will County Continuum of Care. The Will County Continuum of Care was the network for all social service providers in the region. They included the housing authority, health department, and other agencies. The City of Joliet engaged in an activity to purchase and redevelop the property known as Evergreen Terrace with the intent to create a mixed income community of homeowners and renters, develop a community center, and establish a public park. This project is truly the culmination of public and private housing providers and social service agencies. Undertaking this project increases the coordination between public and private housing and social service agencies.

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

The City continued to monitor and review public policies for discriminatory practices and/or impacts on housing availability throughout this program year. The City undertook the following activities to promote fair housing:

- Housing Expo in Bicentennial Park – September 2017
- Landlord Conference – March 2018
- Committed to joining Will County and the Housing Authority of Joliet to create an Assessment of Fair Housing Choice to coincide with the FY 2020 -2024 Five Year Consolidated Plan
- Attended the Illinois' Governor's Conference on Affordable Housing
- Nov 2017 – Mainstream Resources Forum

CR-40 - Monitoring 91.220 and 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The City of Joliet has adopted the monitoring standards of Will County. These standards were adopted on January 19, 2016. The Neighborhood Services Division, on behalf of the City of Joliet, developed monitoring standards and procedures that it followed during the FY 2016 Program Year. Performance monitoring is an important component in the long-term success of the City's Programs. During the FY 2016 CAPER Period, the Neighborhood Services Division was responsible for ensuring that the recipients of Federal funds met the purposes of the appropriate legislation and regulations, and that funds were disbursed in a timely manner.

The monitoring procedures and requirements of the Consolidated Plan were an extension of the Neighborhood Services Division's existing monitoring system and experience in administering State and Federal programs. The standards and procedures established by the Neighborhood Services Division for monitoring the implementation of the Consolidated Plan ensured that:

- The objectives of the National Affordable Housing Act were met;
- Program activities progressed in compliance with timely parameters;
- The use of all funds was consistent with HUD guidelines; and,
- All participating agencies were in compliance with applicable laws implementing regulations, and in particular, with requirements to affirmatively further fair housing and minimized displacement of LMI persons.

The Neighborhood Services Division monitored the various programs and activities that are funded with the CDBG and HOME grants. A subrecipient monitoring plan was put in place to ensure compliance by agencies funded with the CDBG public service and public facilities funding and housing development funded with HOME funds. The following key components of the CDBG monitoring process ensured that the City's Consolidated Plan goals were met in a timely and efficient manner:

- Recordkeeping Systems – Recordkeeping requirements outlined in 24 CFR Part 570.503 were adhered to. Each project file was documented as to eligibility and national objective, the beneficiaries of the activity, procurements, agreements, and related compliance issues.
- Financial Management – All financial transactions were carefully recorded and reconciled between the in-house system and IDIS.
- Audit Management – All audits were conducted in accordance with federal and State regulations, specifically Federal OMB circulars A-128 and A-133.

Additionally, the City of Joliet requests a monthly update from each of the City's subrecipients which includes expenditure and beneficiary data.

Starting on FY 2016, the City of Joliet hired a consultant to monitor HOME activities. The consultant was recommended by the HUD Chicago Office to improve the City's HOME monitoring program.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

The City of Joliet placed the CAPER document on public display beginning on November 15, 2018 through December 3, 2018. A copy of the Public Notice is attached.

The CAPER was on display at the following locations in the City of Joliet:

City of Joliet website: www.cityofjoliet.info/CAPER2017

City of Joliet – City Hall
City Clerk's Office
150 W. Jefferson Street
Joliet, IL 60432

City of Joliet – City Hall
Neighborhood Services' Office
150 W. Jefferson Street
Joliet, IL 60432

Joliet Public Library
150 N. Ottawa Street
Joliet, IL 60432

Joliet Public Library
3395 Black Road
Joliet, IL 60431

Attached is the Public Hearing Notice that was published in "The Labor Record," on November 15, 2018. Neighborhood Services will hold a public hearing on Wednesday, November 28, 2018 at 2:00 pm in City Council Chambers. No comments were received during the comment period or the public hearing. The Joliet City Council approved a Resolution for the submittal of the CAPER to HUD on December 18, 2018.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

This is the third year of the CAPER under the FY 2015-2019 Amended Consolidated Plan. The City of Joliet has not made any changes to the Amended Consolidated Plan and its program objectives during this reporting period.

During the program year, the City published substantial amendments to add the Senior Services Minor Repair Program and the Riverwalk Homes Case Management projects. The City also used a substantial amendment to cancel the CBDO project and transfer the funds to Street Improvements. Both amendments were in accordance with the program objectives and goals set forth in the overall Strategic Plan.

The City's timeliness ratio in August of 2018 was below the maximum ratio of 1.5. Based on the current rate of expenditures and the progress of the current slate of projects, the City feel confident it will meet the timeliness ratio going forward.

The City is also subject to the primary benefit test that requires at least 70% of CDBG funds are used to benefit low and moderate income persons. The City has met this standard. Please see the attached CDBG Financial Summary Report (PR26) for more information.

The City of Joliet did not make any prior year adjustments, lump sum agreements, nor relocation payments. The City did not make any loans and it did not write off any loans during this CAPER period. None of the CDBG Funds were allocated to activities that did not meet a National Objective.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants? If yes, describe accomplishments and program outcomes during the last year.

The City does not have any open BEDI awards.