



City of Joliet
Consolidated Annual Performance Report
Community Development Block Grant Funds
2019-2020 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 2019, beginning October 1, 2019 and ending September 30, 2020, 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 2019 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.

2019 is the fifth final year of the City's updated Consolidated Plan. The City originally funded eight projects with its 2019 CDBG allocation:

- Community Facility Improvements – Daybreak Homeless Shelter (\$130,000)
- Community Facility Improvements – Spanish Community Center (\$125,000)
- Water Main Improvement Phase II (\$380,000)
- Demolition/Clearance (\$50,000)
- Public Services – Snow Removal (\$49,823)
- Public Services – Riverwalk Homes (\$90,000)
- Housing Rehabilitation – Housing Safety (\$10,000)
- General Administration (\$97,334)

During the year, the City processed a substantial amendment to fund \$255,000 of CDBG for the creation of a Food Pantry at Riverwalk Homes. These funds were reprogrammed the \$50,000 budgeted toward clearance and funds remaining from older allocations.

Community Facilities – Daybreak Homeless Shelter

The City allocated \$130,000 to rehabilitate the Daybreak Homeless Shelter run by Catholic Charities. The scope of work included the replacement of the existing roof. The work was completed by the end of the program year. A total of 1,875 persons who received services at the facility received a benefit.

Community Facilities – Spanish Community Center

The City allocated \$125,000 to the roof replacement at the Spanish Community Center. This Center provides a variety of social services to the surrounding CDBG-eligible area. At the end of the program year, the work was nearing completion. It is estimated that 18,745 persons in the facility's service area received a benefit.

Water Main Improvements Year 2 of 2

The City allocated an additional \$380,000 for needed improvements to aging an water main that runs along 4th Avenue. Phase I of this project is completed. Phase II remains underway. It is estimated that 1,415 people will benefit from this activity.

Demolition / Clearance

The City allocated \$50,000 for the demolition and clearance of blighted structures within the City. Due to the availability of other funding sources, the City did not utilize the CDBG funding. The funds were reprogrammed to the development of a food pantry at Riverwalk Homes as part of a substantial amendment.

Public Services – Riverwalk Homes

The City awarded \$90,000 to Holsten Human Capital to provide case management services to the residents of Riverwalk Homes. The subrecipient fully spent its prior year funds and expended roughly half of its 2019 award assisting 1,003 persons. Remaining funds will be carried over and used in conjunction with the 2020 award to help Riverwalk Homes residents and residents in the surrounding neighborhood.

Public Services – Senior Snow Removal

The City budgeted \$49,823 to continue its snow removal service to assist seniors and persons with disabilities to help support independent living. In the 2019 program year, this program assisted 264 persons.

Housing Rehabilitation – Housing Safety

The City set aside \$10,000 for the installation of "smart" doorbells in low-income areas that suffer from high levels of crime. The purpose of the program was to use the doorbells as a visible deterrent for criminal activity. The City has not yet rolled out the program.

Substantial Amendment – Riverwalk Food Pantry

The City reprogrammed \$50,000 from Clearance/Demolition and \$205,000 from prior year reallocations to fund the development of a new food pantry at Riverwalk Homes. After receiving extremely high cost estimates for the development of a new building, the scope was changed to re-purpose space in the existing community center. It is expected that construction will begin in the 2020 program year and near completion by the end of the 2021 calendar year.

PRIOR YEAR PROGRAMS CONTINUED IN THE CURRENT PROGRAM YEAR

2017 & 2018 Senior Minor Housing Repair

Will County Senior Services continued to administer a minor repair program for seniors and disabled persons using prior year funds. In the 2019 program year, the organization finished its 2017 award and made substantial progress in expending its 2018 award. Throughout the year, the organization

expended \$72,004 and assisted 16 senior homeowners with minor repairs to their homes. The subrecipient will continue with its remaining balance of funds.

2018 Street Improvements – Prior Street

The City allocated \$153,003 in CDBG to make street improvements to Prior Street. The work remains underway.

2018 Street Improvements – Pearl Street

The City completed the improvements to Pearl Street. The final cost totaled \$103,293. An estimated 4,175 residents living in the service area will benefit from this improvement.

2016 Fire Equipment

The City completed the purchase of new fire equipment for Station 1. The equipment is now in service and will benefit the estimated 14,020 persons living in the service area.

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 made significant progress toward both its one-year and five-year goals. For CDBG, program year accomplishments include the renovation of two public facilities and the provision of services to residents through the Senior Snow and Riverwalk Homes service program. Through its subrecipient, the City supported home repairs to an additional 16 housing units.

While spending on demolition and clearance did not occur during the program year, there are no issues with the program. The program did not use any funds due to the availability of other funding sources. The Housing Safety Program is currently stalled, in part due to the COVID pandemic. If the City decides to go forward with the program, it is expected that the program will be successful.

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 2019 Program Year, the City of Joliet addressed the following strategies and specific objectives from its Amended Consolidated Plan Strategic Initiatives using CDBG:

CD-1 Community Facilities

Goal: Improve the parks, recreational centers, trails, libraries, and all public and community facilities in the municipality. The City allocated \$255,000 to renovate two community facilities, Daybreak Homeless Shelter and Spanish Community Center. Through a substantial amendment to the original plan, the City budgeted an additional \$255,000 to add a food pantry to the community center at Riverwalk Homes.

Actual: The roof renovations at both Daybreak and the Spanish Community Center are completed. The renovation of the Riverwalk Homes community center is still in the pre-development stages. It is expected that construction will begin in the 2020 program year. In addition to the three facilities, the City took delivery of new fire equipment at Station 1 that will improve its ability to service the surrounding neighborhoods.

CD-2 Infrastructure

Goal: Improve the public infrastructure through rehabilitation, reconstruction, and new construction. The City allocated \$380,000 to the second phase of a Water Main Project to make needed improvements to aging water main that runs along 4th Avenue. The City also had two carry-over projects: Street Improvements for Pearl Street and Prior Street.

Actual: Phase I of the Water Main project is completed. Phase II remains underway and is expected to be completed in the spring of 2021. It is estimated that 1,415 people will benefit from this activity. For Street Improvements, the City completed improvements to Pearl Street. Improvements to Prior Street remain underway and are expected to be completed in the spring of 2021.

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 to provide case management and other services to the residents of Riverwalk Homes. Holsten Human Capital also had carry-over funds from the prior year. The City also continued its new snow removal program aimed at increasing independent living for

seniors and persons with disabilities.

Actual: During the program year, Holsten Human Capital fully utilized their 2018 award and began to expend its 2019 award. The subrecipient has assisted an additional 1,003 persons. Current balances will be carried forward and combined with the 2020 allocation to continue services. In the 2019 program year, the senior snow removal program assisted 264 persons.

CD-7 Clearance

Goal: Remove and eliminate slum and blighting conditions through demolition of vacant, abandoned and dilapidated structures. The City allocated \$50,000 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: The City did not utilize any CDBG funds for clearance in the program year as the City was able to access funding from other sources. This budget was reprogrammed through a substantial amendment for the creation of a food pantry at Riverwalk Homes.

HS-1 Owner Rehabilitation

Goal: Continue to provide financial assistance to low- and moderate-income homeowners to rehabilitate their existing owner-occupied housing. Will County Senior Services continued to expend prior year funds to administer a minor repair program for seniors and disabled persons. The City budgeted an additional \$10,000 for a pilot program designed to provide “smart” doorbells to income-eligible homeowners as a deterrent to criminal activity.

Actual: In the 2019 program year, the organization assisted 16 senior homeowners with minor repairs to their homes. The subrecipient will continue the program with its remaining balance of funds and its new allocation of 2020 funding.

HS-2 Rental Housing

Goal: Provide financial assistance to landlords to rehabilitate housing units that are rented to low- and moderate-income tenants. Through the Joliet/Will County HOME Consortium, the City is administering a tenant-based rental assistance program to assist persons graduating from the State’s Attorney Drug Court program to access affordable housing.

Actual: The tenant based rental assistance program expects to begin assisting clients in the 2019 program year. 3 households. For progress on HOME development projects, please refer to the CAPER for the Joliet/Will County HOME Consortium.

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.

Actual: The City has a balance of HOME down payment assistance from program year 2018. The City is in discussions with the County in regard to the use of those funds. No households were assisted during the program year.

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)

Race and Ethnicity	CDBG
White	1,079
Black or African American	2,004
Asian	12
American Indian or American Native	23
Native Hawaiian or Other Pacific Islander	4
Other	36
Total	3,158
Hispanic	380
Non-Hispanic	2,778

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	HUD	\$932,157	\$ 596,616.91*
CDBG COVID Round 1	HUD	\$563,076	\$0
CDBG COVID Round 3	HUD	\$828,874	\$0
HOME	HOME Consortium	\$0	\$0

* Amount Expended includes resources from prior years

Table 2 - Resources Made Available

Narrative

The City of Joliet received a CDBG allocation of \$932,157 in the 2019 program year (October 1, 2019 through September 30, 2020). The City received \$5,036 in program income during the year. The City is holding \$55,269.66 of NSP program income until it can be transferred to the CDBG program. Beginning in 2016, the City's HOME allocation is included in the Will County HOME Consortium and is not directly administered by the City. 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 Senior Snow Removal, Senior Repair, and Clearance funds may be used anywhere in the City. The City expects most of the clearance of blighted properties will occur in Districts 4 and 5.
- Street improvement projects and the water main project will benefit the residential neighborhoods in their immediate vicinities.
- The fire station equipment was installed at Fire Station #1, located at 101 E. Clinton Street. The upgraded fire equipment benefits 14,020 residents living in the service area, 71% of whom qualify as low or moderate income.
- Holsten Human Capital's programs primarily benefit the residents of Riverwalk Homes.
- Spanish Community Center benefits persons living on the eastern side of the city, including census tracts 8812, 8813.01, 8813.02, 8820, 8821, and 8822.

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 does not have any leveraging requirements under the CDBG program. The City does own a number of lots throughout the City. When feasible, the City makes these lots available to developers such as Habitat for Humanity for in-fill housing.

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.

Affordable Housing Units by HH Type	One-Year Goal	Actual
Homeless households	0	0
Non-Homeless households	0	0
Special-Needs households	0	0
Total	0	0

Table 4 – Number of Households

Affordable Housing Units by Program	One-Year Goal	Actual
Rental Assistance	0	0
The Production of New Units	0	0
Rehab of Existing Units	0	0
Acquisition of Existing Units	0	0
Total	0	0

Table 5 – Number of Households Supported

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

HOME-funded activities are included as part of the Will County HOME Consortium. The tables above only include affordable housing projects that satisfy the HOME definition of affordable housing. As such, the CDBG-funded minor housing repair program listed above does not qualify and is not included.

Discuss how these outcomes will impact future annual action plans.

The City continues to pursue opportunities to support local non-profit builders and build their capacity to take on HOME-funded projects. However, the City must feel confident in the non-profit's capacity before partnering on any development projects.

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	2,879	0
Low-income	270	0
Moderate-income	9	0
Total	3,158	0

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.

Annually, the CoC conducts exhaustive street outreach throughout its entire geographic area through the Point In Time count. Coordinated Entry System (CES) system entry point partners participate in the outreach efforts and are trained by the CoC in how to engage people experiencing unsheltered homelessness. Street outreach is available throughout the CoC and is regularly provided in the more urban-like areas of the CoC. Street outreach is funded through HHS, PATH and SAMHSA.

Additionally, the CoC has a collaborative effort to provide street outreach (including a Vet specific team, Consumer involvement, DV services, shelter intake). The collaborative provides outreach every Thursday. PATH, Youth-specific providers, and Consumer Advocates are engaged in outreach daily. The Plan to End Homeless committee has marketing plan for the CES for police, libraries, hospitals, food pantries, health care centers, and churches in order to inform.

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 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 \$130,000 of CDBG funds for the renovation of Daybreak Shelter. The project benefitted 1,875 persons who used the shelter during the program year.

The CoC's strategies to increase exits from homelessness include: a community wide commitment to housing first, utilizing a progressive engagement model for RRH, shifting resources into RRH, and formalizing partnerships to increase available housing interventions.

The CoC, partnering with ESG entities, has shifted from HP and toward RRH. The CoC worked with the Con Plan Jurisdictions to commit HOME funds to TBRA (which is utilized for RRH). The Plan to End Homelessness Committee oversees a RRH Workgroup to increase capacity to effectively operating these projects.

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.

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 (HAJ) 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 program year, HAJ used its capital funds to improve the conditions of the public housing units and to provide a more suitable living environment. The housing authority is also pursuing the rehabilitation and redevelopment of several of its sites, including the site of the now demolished Fairview Homes. The housing authority is also pursuing new development in the Liberty Meadows neighborhood.

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

In the program year, 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 housing strategy in recent years is to provide affordable housing options in all areas of the City, including those that have a limited number of affordable housing options. This was implemented through its down payment assistance program and through the tenant-based rental assistance program.

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-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 did not undertake any CDBG-funded activities to reduce the number of lead-based paint hazards in residential properties. The only housing program funded was limited to minor repairs that did not have sufficient capacity to remove lead-paint hazards. 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.

As part of the Will County HOME Consortium, 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)

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.

The City is also strengthening its relationships with the County through its ongoing relationship through the Will County HOME Consortium. The City is also participating in County-wide efforts with lenders and affordable housing advocates via the Will County Housing Thought Leadership group.

Toward the end of the program year, the City approved technical assistance for the Bicentennial Bluffs neighborhood group to produce a needs assessment for its area. The City will assist other neighborhood groups in the upcoming program year to produce similar needs assessments.

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.

Neighborhood Services staff serve in leadership positions on the 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 is also participating in County-wide efforts with lenders and affordable housing advocates via the Will County Housing Thought Leadership group.

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 adopted its last Analysis of Impediments to Fair Housing choice in January, 2014. During the 2018-2019 program year, the City partnered with the Housing Authority of Joliet and Will County to prepare a new update to the AI which would serve as a regional planning document for both the City and the County. The newly updated plan should be adopted in early 2021. In the interim, the City will continue to implement the recommendations and suggested actions outlined in the last approved update. Of the 15 potential impediments identified, the City focused on eight impediments. Below is a summary of actions that the City undertook to address its identified impediments:

Impediment #2:

The City's increasing Spanish-speaking population may require language accommodations to ensure that all residents can access programs and services.

2019 action: The City of Joliet has many bilingual employees that provide other language services on an as needed basis. The City also provides updates in both English and Spanish for documents on its website, including the City newsletter.

Impediment #4:

Minority households have greater difficulty becoming home owners in Joliet because of lower incomes.

2019 action: In the past, the City utilized its down payment assistance program to help minority households achieve homeownership. In the current program year, the City only had a carry-over balance from previous allocations to continue the program and no households were assisted. The City is working with the County to expand the down payment assistance program beyond the City in order to provide more options to low income minority buyers.

Impediment #6:

The City's supply of accessible housing units that are affordable to people with disabilities is inadequate to meet demand.

2019 action: The City provided funding to Senior Minor Repair Program that includes accessibility improvements for seniors. In the program year, the City assisted 16 households. The City also continues to partner with Cornerstone Services, a major provider of housing for adults with disabilities, to ensure their housing is maintained to standards.

Impediment #7:

The City's process for allocating and reporting CDBG, HOME and NSP funds could be improved from a fair housing perspective.

2019 action: The City considered fair housing implications when selecting its federally funded projects. As a result, the City promoted projects that worked to deconcentrate areas of minority and low-income concentration such as Riverwalk Homes, Downpayment assistance, and tenant based rental assistance. The City also funded the Senior Minor Repair program in part to assist persons with disabilities with the option of staying in their home.

Impediment #8:

Housing choice is impeded for low-income minority families with children because a significant percentage of the City's family rental housing with project-based rental assistance is located in racially concentrated, LMI areas (i.e., impacted areas). The City's and HAJ's efforts to revitalize assisted family rental housing could result in the displacement of minority female-headed families with children.

2019 action: The City has worked in conjunction with the Housing Authority of Joliet (HAJ) to lower the concentration of subsidized households in racially concentrated areas. HAJ recently replaced the housing at Water's Edge and demolished the homes at Fairview Homes. In addition, the redevelopment of Riverwalk Homes (formally Evergreen Terrace) will reduce the number of concentrated units and provide for vouchers to give current residents more housing options. Residents will receive vouchers and were able to relocate to areas of opportunity.

Impediment #12:

Mortgage loan denials and high-cost lending affect minority applicants.

2019 action: The City provided funding to its Downpayment assistance program to provide greater opportunity for low income homebuyers to purchase homes. As part of the program, buyers receive housing purchase counseling and each first mortgage is reviewed for predatory lending. The City participates in the Will County Housing Thought Leadership Group, which includes area lenders, to best address ways to provide assistance in an equitable manner.

Impediment #13:

Foreclosures appear to be high for minority households in Joliet.

2019 action: The City provided funding to its Downpayment assistance program to provide greater opportunity for low income homebuyers to purchase homes. By reducing the size of the first mortgage, the City is putting buyers in a better position in case there are price reductions.

Impediment #15:

The Joliet Regional Landlords Association should offer more frequent fair housing educational opportunities training to its membership.

2019 action: City staff scheduled and prepared for Landlord Conference to be delivered in November 2019. City staff participate in a number of housing conferences with fair housing topics, including Housing Matters! Conference, Illinois Governor's Conference on Affordable Housing, and Bridges Out of Poverty. Many conferences and educational events were cancelled or drastically scaled back this program year due to the COVID-19 outbreak.

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. Performance monitoring is an important component in the long-term success of the City's Programs. During the program year, 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 in accordance with 2 CFR 200.

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

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 23, 2020 through December 8. 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: <http://www.joliet.gov/departments/community-development/hud-notice>

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

Attached is the Public Hearing Notice that was published in The Labor Record. Neighborhood Services will hold a public hearing on Monday, December 7 at 2:00 pm in City Council Chambers.

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 fifth 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.

The City did prepare a substantial amendment in 2019 to include the programming of COVID-19 related CDBG funds. During the program year, the City published substantial amendments to reprogram funds from Clearance/Demolition to the development of a food pantry at the Riverwalk Homes community center. The amendment was in accordance with the program objectives and goals set forth in the overall Strategic Plan.

The City's timeliness ratio in August of 2020 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.