

Joliet, Illinois
Annual Action Plan
For Program Year 2025

AP-15 EXPECTED RESOURCES

INTRODUCTION

The main source of funding for the goals, programs, and projects discussed in this Consolidated Plan will come from the Community Development Block Grant (CDBG). The city has the option of applying for a Section 108 loan that uses future CDBG allocations as collateral if a large capital investment is needed. The city has access to affordable housing funding (HOME Program) through its participation in the Will County HOME Consortium. Please refer to the County's plan for more information about the HOME Program.

Community Development Block Grant (CDBG)

The Community Development Block Grant (CDBG) funds received by the County can be used for a wide range of community development activities directed toward revitalizing neighborhoods, economic development, and improved community facilities and services, provided that the activities primarily benefit low- and moderate-income residents. Some examples of how the CDBG funds can be used include:

- housing rehabilitation for income-eligible homeowners,
- down payment assistance for homebuyers,
- social service programs for youth and seniors,
- clearance and demolition of blighted structures, and
- street improvements in income-eligible areas.

Section 108 Loan Guarantee Funds (CDBG 108)

As a recipient of Community Development Block Grant (CDBG) funding, the County is eligible to participate in the Section 108 Loan Guarantee program administered by the U.S. Department of Housing and Urban Development (HUD). Under this program, the County can leverage up to five times its annual CDBG allocation for large community development investments.

ANTICIPATED RESOURCES

Program	Expected Amount Available PY2025			
	Allocation	Program Income	Prior Year Resources:	Total:
CDBG (Federal)	\$926,791	\$0	\$0	\$926,791

EXPLAIN HOW FEDERAL FUNDS WILL LEVERAGE THOSE ADDITIONAL RESOURCES (PRIVATE, STATE AND LOCAL FUNDS), INCLUDING A DESCRIPTION OF HOW MATCHING REQUIREMENTS WILL BE SATISFIED.

The CDBG Program does not require any level of match but the City is encouraged to leverage other sources of funds to help meet its stated community development goals.

IF APPROPRIATE, DESCRIBE PUBLICLY OWNED LAND OR PROPERTY LOCATED WITHIN THE JURISDICTION THAT MAY BE USED TO ADDRESS THE NEEDS IDENTIFIED IN THE PLAN.

The City owns several properties throughout the City. The land is made available for in-fill housing and other uses that can help the city meet its community development goals. The city owns the former Lyons Lumber site, 6.2 acres of now-vacant property on the edge of the Gateway Transportation Center that would be available for development.

AP-20 ANNUAL GOALS AND OBJECTIVES

#	Five Year Goal	Proposed Amount	Proposed Goal
1	Improve Neighborhood Infrastructure & Facilities	\$322,184	4 Facilities
The City's primary goal for the purpose of this Consolidated Plan is to improve the sustainability of older, low- and moderate-income neighborhoods within the city. The city will pursue this goal by investing in neighborhood infrastructure such as streets, sidewalks, flood drainage, water lines, and sanitary sewer improvements. The city will also invest in neighborhood facilities that provide access to crucial services for residents.			

2	Improve Public Services	\$139,000	3,000 Persons Assisted
	The city will use available federal resources to increase access and availability of crucial social services to low- and moderate-income persons. Eligible public services include those targeted to specific populations, such as homeless, at-risk youth, young families (childcare), seniors, and the disabled. They also include programs aimed at increasing access to economic opportunity, such as job training and supportive services, and improving community health, such as programs that increase access to health care, mental health, and healthy food.		
3	Improve Housing Stock	\$170,835	10 Housing Units
	The city will use available federal resources to support rehabilitation programs. Given the limited amount of resources and the expense of rehabilitation programs, the city will use available resources for limited repair programs that serve a specific purpose, such as assisting a senior or disabled household remain in their home, increasing security, or addressing the hazards of lead-based paint. The City will also consider funding rehabilitation programs and projects if the CDBG funds are able to leverage other funding.		
4	Create Economic Opportunity	\$150,000	200 Businesses
	The city will use available federal resources to support economic development programs that create opportunities for low- and moderate-income persons and businesses that provide goods and services to low- and moderate-income neighborhoods. This may include the provision of technical and financial assistance to local businesses and micro-enterprises, job training, and other forms of economic development projects.		
5	Planning, Administration, and Capacity Building	\$144,772	10 Organizations
	The City will use available federal funds to comply with the planning, administrative, and reporting requirements associated with the HUD grants. This goal includes actions to affirmatively further fair housing, conduct neighborhood planning efforts, and increase the capacity of local stakeholders through technical assistance.		

AP-35 PROJECTS

#1: FACILITY: SPANISH COMMUNITY CENTER

1	Project Name	Community Facility: Spanish Community Center Playground and Security
	Target Area	CDBG Eligible Areas
	Goals Supported	Improve Neighborhood Infrastructure and Facilities
	Needs Addressed	Community Development Priority
	Funding	CDBG: \$28,384
	Description	The SCC will plan, construct, and install a new outdoor playground at its property at 309 N. Eastern Avenue. Funds will also be used to make upgrades to the boiler and the security system.
	Target Date	9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 700 low to moderate income persons will benefit from this activity.
	Location Description	309 N. Eastern Ave, Joliet IL 60432
	Planned Activities	The National Objective is Low-Mod Area (LMA), The Matrix Code is 03E, Neighborhood Facilities.

#2 FACILITY: UCP

2	Project Name	Community Facility: UCP Center Energy Efficiency Improvements
	Target Area	Citywide
	Goals Supported	Improve Neighborhood Infrastructure and Facilities
	Needs Addressed	Community Development Priority
	Funding	CDBG: \$45,000
	Description	Funds will be used to install a modern, energy-efficient lighting system in the UCP facility that will improve safety, accommodate sensory sensitivities, and create a more suitable environment for individuals with intellectual and developmental disabilities served by UCP-Center for Disability Services.
	Target Date	9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	100
	Location Description	311 S Reed St. Joliet, IL 60436
	Planned Activities	The National Objective is Low-Mod Clientele (LMC), The Matrix Code is 03B, Facilities for Persons with Disabilities.

#3 FACILITY: STEPPING STONES

3	Project Name	Community Facility: Stepping Stones Stairway
	Target Area	Citywide
	Goals Supported	Improve Neighborhood Infrastructure and Facilities
	Needs Addressed	Community Development Priority
	Funding	CDBG: \$128,800
	Description	Funds will be used to replace the stairs on the exterior of the building that houses the agency's Intensive Residential Treatment and Extended Residential Care programs.
	Target Date	9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	250
	Location Description	1114 N Larkin Ave Joliet, IL 60435
	Planned Activities	The National Objective is Low/Mod Limited Clientele (LMC) 570.208(a)(2). The Matrix Code is 03B, Facilities for Persons with Disabilities.

#4 FACILITY: EASTERSEALS

4	Project Name	Community Facility: Easterseals
	Target Area	Citywide
	Goals Supported	Improve Neighborhood Infrastructure and Facilities
	Needs Addressed	Community Development Priority
	Funding	CDBG: \$120,000
	Description	Funds will be used for the purchase and installation of a commercial generator to better serve the Regional Pediatric Center at 212 Barney Drive. The facility is used for a variety of programs, including physical therapy, occupational therapy, speech and language therapy, developmental therapy, autism diagnostics, wheelchair and adaptive seating, parent support, therapeutic recreational summer groups, and counseling.
	Target Date	09/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	300
	Location Description	212 Barney Drive, Joliet, IL
	Planned Activities	The National Objective is Low/Mod Limited Clientele (LMC) 570.208(a)(2). The Matrix Code is 03B Facilities for Persons with Disabilities

#5: ECONOMIC DEVELOPMENT: BUSINESS ASSISTANCE PROGRAM

5	Project Name	Business Assistance Program
	Target Area	Citywide
	Goals Supported	Increase Economic Opportunity
	Needs Addressed	Community Development Priority
	Funding	CDBG: \$150,000
	Description	The city will work with local partners to provide bilingual technical assistance, entrepreneurship training, and personalized coaching to support the growth and formalization of microenterprises and small businesses in Joliet's low- and moderate-income communities.
	Target Date	9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	200 businesses
	Location Description	Services will be available to businesses throughout the city with a focus on businesses that cater to low- and moderate-income neighborhoods.
	Planned Activities	The National Objective is Limited Clientele (LMC). Some businesses may qualify under the Low Mod Area (LMA) or Low Mod Jobs (LMJ).

#6: HOUSING: MINOR HOME REPAIR

6	Project Name	Housing: Minor Home Repair
	Target Area	Citywide
	Goals Supported	Improve Affordable Housing Stock
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$170,835
	Description	Funds will be used to provide minor repair for low- and moderate-income homeowners throughout the City.
	Target Date	9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	10 housing units rehabilitated
	Location Description	Citywide
	Planned Activities	The National Objective Low Mod Housing(LMH). The Matrix Code is 14A Single-Family Housing Rehabilitation.

#7: SERVICES: SNOW REMOVAL

7	Project Name	Public Services: Snow Removal Program
	Target Area	Citywide
	Goals Supported	Improve Public Services
	Needs Addressed	Non-Housing Community Development Non-Homeless Special Needs
	Funding	CDBG: \$37,000
	Description	CDBG funds will subsidize a Snow Shovel Program that serves seniors and disabled households.
	Target Date	9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 200 Persons will benefit from this activity.
	Location Description	This activity will take place throughout the City of Joliet.
	Planned Activities	The National Objective is Low/Mod Limited Clientele (LMC) 570.208(a)(2). The Matrix Code is 05 Public Services.

#8: SERVICES: NORTHERN ILLINOIS FOOD BANK

8	Project Name	Public Services: Northern Illinois Food Bank Senior Grocery Program
	Target Area	Citywide
	Goals Supported	Improve Public Services
	Needs Addressed	Non-Housing Community Development Non-Homeless Special Needs
	Funding	CDBG: \$20,000
	Description	CDBG funds will support a Northern Illinois Food Bank Senior Grocery Program to bring nutritious food each month to 250 low-income seniors at five locations through delivery of grocery boxes and a monthly Mobile Produce Distribution at Marycrest Village Apartments.
	Target Date	9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 250 Persons will benefit from this activity.
	Location Description	This activity will take place throughout the City of Joliet.
	Planned Activities	The National Objective is Low/Mod Limited Clientele (LMC) 570.208(a)(2). The Matrix Code is 05A Senior Services.

#9 SERVICES: CASA

9	Project Name	Public Services: CASA At Risk Youth Stability
	Target Area	Citywide
	Goals Supported	Improve Public Services
	Needs Addressed	Non-Housing Community Development Non-Homeless Special Needs
	Funding	CDBG: \$25,000
	Description	CDBG funds will support CASA of River Valley to help expand CASA services for Joliet abused and neglected children, many of whom are homeless or living with parents in households at substantial risk of homelessness. The children are at exceedingly high risk because of the trauma they have experienced and require extensive help from CASA to access mental health treatment, educational services and to address basic human needs.
	Target Date	9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 30 persons will benefit from this activity.
	Location Description	This activity will take place throughout the City of Joliet.
	Planned Activities	The National Objective is Low/Mod Limited Clientele (LMC) 570.208(a)(2). The Matrix Code is 05N Services for Abused and Neglected Children.

#10 SERVICES: WILL COUNTY CENTER FOR COMMUNITY CONCERNS

10	Project Name	Public Services: WCCCC Housing Counseling
	Target Area	Citywide
	Goals Supported	Improve Public Services
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$50,000
	Description	CDBG funds will support WCCCC's HUD-certified housing counselors to provide one-on-one and group counseling for mortgage default, post-purchase, pre-purchase, financial literacy, and homebuyer education and participate in loss mitigation courts..
	Target Date	9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 200 persons will benefit from this activity.
	Location Description	This activity will take place throughout the City of Joliet.
	Planned Activities	The National Objective is Low/Mod Limited Clientele (LMC) 570.208(a)(2). The Matrix Code is 05U Housing Counseling

#11: SERVICES: NEIGHBORHOOD CLEANUP

11	Project Name	Public Services: Neighborhood Clean Up Project
	Target Area	Citywide
	Goals Supported	Improve Public Services
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$7,000
	Description	CDBG funds will support one-time neighborhood clean up projects in selected CDBG-eligible neighborhoods to remove trash, yard debris and other unwanted items. The clean up efforts will be part of a larger beautification strategy.
	Target Date	9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 200 persons will benefit from this activity.
	Location Description	This activity will take place throughout the City of Joliet.
	Planned Activities	The National Objective is Low/Mod Limited Clientele (LMC) 570.208(a)(2). The Matrix Code is 05U Housing Counseling

#12: PLANNING: PRAIRIE STATE LEGAL

12	Project Name	Prairie State Legal Services - Fair Housing Project
	Target Area	Citywide
	Goals Supported	Planning, Administration, and Capacity Building
	Needs Addressed	Administration, Planning, and Management Priority
	Funding	CDBG: \$40,000
	Description	The City will partner with Prairie State Legal Services to educate residents about their rights under the Fair Housing Act, test and investigate fair housing complaints, negotiate solutions to conflicts with housing providers, and assist filing discrimination complaints with HUD or the Illinois Department of Human Rights (IDHR).
	Target Date	9/30/2026
	Goal:	Not applicable
	Location Description	This activity will take place throughout the City of Joliet.
	Planned Activities	Matrix Code Fair Housing Planning 21D. National Objective not required

#13: PLANNING: WAREHOUSE WORKERS FOR JUSTICE

13	Project Name	Planning: Warehouse Workers for Justice
	Target Area	Citywide
	Goals Supported	Planning, Administration, and Capacity Building
	Needs Addressed	Administration, Planning, and Management Priority
	Funding	CDBG: \$29,772
	Description	The City will partner with the Warehouse Workers for Justice to outreach and survey specific segments of the local workforce to (1) better determine their needs, including counseling, job training, and legal services; and (2) determine a set of recommended actions to address barriers the local workforce are facing.
	Target Date	9/30/2026
	Goal:	Not applicable
	Location Description	This activity will take place throughout the City of Joliet.
	Planned Activities	Planning Matrix Code 20. National Objective not required

#14: PLANNING: CDBG CAPACITY BUILDING

14	Project Name	CDBG Nonprofit Capacity Building
	Target Area	Citywide
	Goals Supported	Planning, Administration, and Capacity Building
	Needs Addressed	Administration, Planning, and Management Priority
	Funding	CDBG: \$75,000
	Description	Funds will be used to help build the capacity of smaller non-profits to access federal funding and other opportunities. .
	Target Date	9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	10 Organizations
	Location Description	This activity will take place throughout the City of Joliet.
	Planned Activities	The National Objective is not applicable. The Matrix Code is 19C CDBG Non-Profit Organization Capacity Building

DESCRIBE THE REASONS FOR ALLOCATION PRIORITIES AND ANY OBSTACLES TO ADDRESSING UNDERSERVED NEEDS.

The city only receives a limited amount of funding through this Consolidated Plan relative the amount of funding needed to address all the community development, affordable housing, and homeless needs within its jurisdiction. In its determination on how to allocate funding, the city places a priority on projects that will make an impact beyond its funding with a focus on the needs of low- and moderate-income persons. In the PY2025 year, the City is making an effort to help build the capacity of local non-profits to better meet the needs of Joliet residents.

AP-50 GEOGRAPHIC DISTRIBUTION

DESCRIPTION OF THE GEOGRAPHIC AREAS OF THE ENTITLEMENT (INCLUDING AREAS OF LOW-INCOME AND MINORITY CONCENTRATION) WHERE ASSISTANCE WILL BE DIRECTED.

In the PY2025 year, the city does not plan on setting aside specific amounts of funding for neighborhoods throughout the city. Projects will receive funding on criteria other than geography. The City will work with neighborhood groups over the course of the plan to identify projects that are both CDBG eligible and meet the priority needs of this plan. With that said, the city has large redevelopment projects occurring in multiple areas over the next five years, including a Choice Neighborhood Planning Grant for the area surrounding Riverwalk Homes. The city is also working on a transit-oriented development plan which includes most of downtown as well as a general comprehensive planning update that covers the entire City.

GEOGRAPHIC DISTRIBUTION

Geographic Area	CDBG
Citywide	100%

AP-85 OTHER ACTIONS

INTRODUCTION

The City of Joliet has developed the following actions which address obstacles to meeting underserved needs, foster affordable housing, reduce lead-based hazards, reduce the number of poverty families, develop institutional structures, and enhance coordination between public and private housing and social service agencies.

ACTIONS PLANNED TO ADDRESS OBSTACLES TO MEETING UNDERSERVED NEEDS.

The City has identified a lack of capacity among subrecipients to carry out CDBG-funded activities as an obstacle to meeting underserved needs. To address this obstacle, the City will work to expand its own internal capacity to provide technical assistance to new and existing organizations.

ACTIONS PLANNED TO FOSTER AND MAINTAIN AFFORDABLE HOUSING.

The city will act as a subrecipient to Will County as part of the Joliet/Will County HOME Consortium. As a subrecipient, the city will support HOME-funded projects, including tenant-based rental assistance and CHDO development, that will directly increase the number of affordable housing units within the city.

The city will continue to work on its Choice Neighborhood Plan and its comprehensive plan. Both efforts will help develop long-term visions around affordable housing and community development.

ACTIONS PLANNED TO REDUCE LEAD-BASED PAINT HAZARDS.

All the City's housing programs funded with CDBG comply with the lead paint requirements of 24 CFR Part 35. Most CDBG-funded housing rehabilitation will require lead-safe work practices. Based on the amount of rehabilitation required to bring the unit up to code, some units may require interim controls or abatement. As described in the Strategic Plan, homes located in zip codes 60432, 60433 and 60434 have been identified as high-risk areas for lead paint.

ACTIONS PLANNED TO REDUCE THE NUMBER OF POVERTY-LEVEL FAMILIES

The City's anti-poverty strategy has two main components. First, the city will continue to support efforts to create economic opportunities through business attraction, retention, and supporting workforce development. The City will use CDBG funds to provide assist non-profits that help poverty-stricken families gain self-sufficiency skills. This includes provision of funding to non-profits like the Spanish Community Center to maintain their facilities to continue the delivery of needed services.

When feasible, the City will provide job training, employment, and contract opportunities for public housing residents and other low- and moderate-income residents in connection with construction projects funded under the Consolidated Plan. This provision helps foster local economic development, neighborhood economic improvement, and individual self-sufficiency. In this way, the city will comply with Section 3 of the Housing and Urban Development Act of 1968.

ACTIONS PLANNED TO DEVELOP INSTITUTIONAL STRUCTURE.

The City will work to expand its own internal capacity to provide technical assistance to new and existing organizations. The city will also work toward creating a minor repair program to meet the needs of low- and moderate-income homeowners with deferred maintenance, accessibility, and other minor repair needs.

ACTIONS PLANNED TO ENHANCE COORDINATION BETWEEN PUBLIC AND PRIVATE HOUSING AND SOCIAL SERVICE AGENCIES.

As described above, the city will continue to participate in several local initiatives to collaborate with other service providers in the community development, affordable housing, and homeless services areas. These collaborations include the Will County HOME Consortium, Will County Continuum of Care, and the Community Builders Network. These umbrella groups can bring many stakeholders together to coordinate their efforts and highlight success and best practices. The City will continue to have a close working relationship with its other partners as well, including the Housing Authority of Joliet.

AP-90 COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

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|---|-----|
| 1. The total amount of program income that will have been received before
the start of the next program year and that has not yet been reprogrammed | \$0 |
| 2. The amount of proceeds from section 108 loan guarantees that will be
used during the year to address the priority needs and specific objectives
identified in the grantee's strategic plan | \$0 |
| 3. The amount of surplus funds from urban renewal settlements | \$0 |
| 4. The amount of any grant funds returned to the line of credit for which the
planned use has not been included in a prior statement or plan. | \$0 |
| 5. The amount of income from float-funded activities | \$0 |
| Total Program Income | \$0 |

Other CDBG Requirements

- | | |
|---|-----|
| 1. The amount of urgent need activities | \$0 |
|---|-----|