

St. Clair County, IL

Program Year 2025

Consolidated Annual Performance Evaluation Report

Mark A. Kern, Chairman

St. Clair County Board

Table of Contents

Page

CR-05 - Goals and Outcomes 1

Table 1 - Accomplishments – Program Year & Strategic Plan to Date 2

CR-10 - Racial and Ethnic composition of families assisted..... 4

Table 2 - Table of Assistance to Racial and Ethnic Populations by Source of Funds 4

CR-15 – Resources and Investments..... 5

Table 3 - Resources Made Available 5

Table 4 – Identify the Geographic Distribution and Location of Investments 6

Table 5 – Fiscal Year Summary – HOME Match Report..... 8

Table 6 – Match Contribution for the Federal Fiscal Year 9

Table 7 – Program Income 9

Table 8 – Minority Business and Women Business Enterprises 10

Table 9 – Minority Owners of Rental Property..... 10

Table 10 – Relocation and Real Property Acquisition..... 11

CR-20 – Affordable Housing 91.520(b) 12

Table 11 – Number of Households 12

Table 12 – Number of Households Supported 12

Table 13 – Number of Persons Served..... 14

CR-25 – Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c) 16

CR-30 – Public Housing 91.220(h); 91.320(j) 19

CR-35 – Other Actions 91.220(j)-(k); 91.320(i)-(j)..... 21

CR-40 – Monitoring 91.220 and 92.230..... 28

CR-45 – CDBG 91.520(c)..... 31

CR-50 – HOME 91.520(d) 32

CR-58 – Section 3 36

CR-05 - Goals and Outcomes

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

In addition to the goals and objectives at the national level that compose the Outcome Performance Measurement Framework, the County has established goals and objectives at the programmatic level for individual projects to facilitate year end evaluation.

In PY 2025, the County provided affordable housing assistance to 12 low-moderate income households. Five (5) households received homebuyer assistance and four (4) received HOME rehab assistance. Using HOME funds, two (2) units of affordable rental housing were completed. One (1) household received CDBG assistance for emergency repairs, bringing the total of single-family rehabs completed to five (5).

Nineteen (19) public facilities and infrastructure improvement projects in low-moderate income areas were completed in PY 2025. These represent 127% of our goal of fifteen (15) projects. Our five-year goal is to complete 67 projects, so we have reached 28% completion of this goal in PY 2025, which is the first year of the five-year Consolidated Planning cycle.

For PY 2025, the County set an affordable housing development goal of 4 homes; while not included in the numbers reported in this CAPER, we reached 100% completion on 4 homes, which represents 20% of our five-year goal of 20 homes.

In PY 2024, St. Clair County executed a contract with Comprehensive Behavioral Health to construct a 16-unit project for homeless families or individuals. Construction is underway and nearing completion. $1,799,220.92 in CDBG-CV funds were spent.

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)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Administration/ Planning	Administration and Planning	CDBG: $ / HOME: $	Other	Other	10	10	100%	2	2	100.00%
Homebuyer Assistance	Affordable Housing	CDBG: $ / HOME: $	Direct Financial Assistance to Homebuyers	Households Assisted	64	5	8%	16	5	31%
Public Facilities Improvements	Non-Housing Community Development	CDBG: $ / HOME: $	Other/ Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Other/ Persons Assisted	67	19	28%	17	19	112%
Affordable Housing Development	Affordable Housing	CDBG: $ / HOME: $	Homeowner Housing Added	Household Housing Unit	20	2	10%	5	2	40%
Single-Family Rehab Programs	Affordable Housing	CDBG: $ / HOME: $	Homeowner Housing Rehabilitated	Household Housing Unit	169	5	2.96%	39	5	12.82%

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

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.

The following summarizes the County's progress in meeting its high priorities for the CDBG and HOME programs:

Public Facilities and Infrastructure Improvements: The County's PY 2025-PY 2029 goal for public facilities and improvements is to complete 67 projects. In PY 2025, nineteen (19) public facilities and improvement projects in predominantly low-moderate income areas funded with CDBG have been completed, representing 112% of our annual goal. These 19 completed projects represent 28% of our strategic goal, so the County is on track to meet this goal.

B

Housing Rehabilitation: The County's PY 2025-PY 2029 goal for single-family rehab is to complete 169 projects and in PY 2025, we completed just 5 projects, falling short of our annual goal of 39 projects. The County will reevaluate this goal after the next program year to determine if it is possible to meet this goal.

Homebuyer Down Payment Assistance: The County's PY 2025-PY 2029 homebuyer assistance goal is to provide assistance to 64 low-moderate homebuyers, with a goal of 16 in PY 2025. In PY 2025, we assisted five (5) homebuyers, which is 31% of our annual goal and 8% of our five-year goal. The County will reevaluate this goal after the next program year to determine if it is possible to meet this goal.

Affordable Housing Development: The County set a goal of 4 affordable homes to be developed with HOME assistance in PY 2025. A new development with 4 homes has reached 100% completion but the project was not closed out in time to report this homes in this report. The County's five-year goal for affordable housing development is 20 homes completed, and with the four that have been completed, we are at 20% of this goal.

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	1	7
Black or African American	0	4
Asian	0	0
American Indian or American Native	0	0
Other- Multi-Racial	0	0
Total	**1**	**9**
Hispanic	0	0
Not Hispanic	1	11

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

In PY 2025, direct benefit activities implemented with CDBG and HOME funds, all housing programs, benefited 10 households. Of these 10 households served in PY 2025, six (6) were White and four (4) were Black or African American. These numbers do not take into account the area benefit activities of public services and public facilities and improvements that benefit a specific geographic area. The numbers for activities with area benefits are pulled from census tract data for the areas which the activities benefit. Further, the two (2) affordable rental homes that were completed In PY 2024 were not yet occupied at the time of that report, so we were unable to report race/ethnicity and income information at that time. These homes have since by occupied by households who self-identified as White and Black or African American.

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	3,438,146.00	3,749,285.74
HOME	HOME	787,896.86	1,101,055.72
HOPWA	HOPWA	0	0
ESG	ESG	0	0
Section 108	Section 108	0	0
Other	Other		

Table 3 - Resources Made Available

Narrative

No publicly owned land or property located within the jurisdiction was used to address the needs identified in the plan. When considering HOME and CDBG investments, 36.92% of the total investment occurred in East St. Louis and 63.08% occurred in Belleville and the remaining portion of St. Clair County.

The HOME matching requirement was met through the contribution of land appraised vs purchased or donated amount and site preparation (inspections/appraisals), donated construction materials and/or donated labor.

With $60.00 on hand, in PY 2025 $233,186.61 in HOME program income was received and $226,868.61 was expended. $6,736.00 was spent on housing rehab activities, $620.00 was spent on homebuyer activities, and $140,468.44 was spent on CHDO acquisition/rehab activities.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
East St Louis	28	6.25	Other
East St Louis (Area Benefit)		20.37	Other
East St Louis (Low/Mod Income Household Benefit)		0	Other
East St Louis (Low/Mod Income Housing Benefit)		10.3	Other
East St Louis (Low/Mod Income Job Benefit)			
St. Clair County & City of Belleville	72	9.55	Other
St. Clair County & City of Belleville (Area Benefit)		42.55	Other
St. Clair County & City of Belleville (Low/Mod Income Household Benefit)		0	Other
St. Clair County & City of Belleville (Low/Mod Income Housing Benefit)		10.97	Other
St. Clair County & City of Belleville (Low/Mod Income Job Benefit)		0	Other

Table 4 – Identify the geographic distribution and location of investments

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.

Awarding CDBG and HOME funds and incentives to programs that make use of other private and non-profit resources remains central to the philosophy of St. Clair County. The County tries to secure other resources where possible to fill the housing needs identified in its Consolidated Plan.

From October 1, 2025, through September 30, 2026, LIHEAP spent $4,906,696 in State and Federal funds to assist 6,400 income-eligible households with their winter energy costs. In most cases this assistance was in the form of a one-time payment paid directly to the utility provider. The LIHEAP program includes a Reconnection Assistance component which assists households with restoration of utility service and/or prevention of service disconnection. The County paid $943,689 for reconnection assistance this program year.

The County's Weatherization Program assists low-income households with energy conservation by installing weatherization measures that impede conditioned air from leaving the home; and repairs and replaces furnaces and water heaters. This program is funded by the Community Services Block Grant (CSBG) program and the following funding sources:

- Department of Energy
- Department of Health and Human Services
- Illinois Home Weatherization Assistance Program

CDBG and HOME funds were also leveraged with the following Federal, State, local and private sources, some received by the County and some by other agencies, and made available to programs, projects and services carried out to address underserved needs in PY 2025.

- HOPWA (through IL Department of Human Services or St. Louis HOPWA agency)

- HUD Housing Counseling Program (through CDBG Operations Corp. or Urban League)
- Community Services Block Grant (CSBG)
- Shelter Plus Care Program
- Low Income Home Energy Assistance Program (LIHEAP)
- Illinois Home Weatherization Assistance Program
- Motor Fuel Tax (MFT) Funds
- St. Clair County Community Action Agency
- Supportive Housing Program
- Tax Increment Financing (TIF) Funds
- Municipal/Township General or Dedicated Funds

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	950,744.42
2. Match contributed during current Federal fiscal year	431,456.06
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	1,382,200.48
4. Match liability for current Federal fiscal year	311,546.67
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	1,010,653.81

Table 5 – Fiscal Year Summary - HOME Match Report

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match
4514	08/28/2026			46,574.00		935.47		47,509.47
4472	12/15/2025			86,124.00		1,189.59		87,313.59
4433	03/24/2026			296,633.00				296,633.00

Table 6 – Match Contribution for the Federal Fiscal Year

HOME MBE/WBE report

Program Income – Enter the program amounts for the reporting period				
Balance on hand at beginning of reporting period $	Amount received during reporting period $	Total amount expended during reporting period $	Amount expended for TBRA $	Balance on hand at end of reporting period $
60.00	233,186.61	226,868.61	0	6.378.00

Table 7 – Program Income

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	**Minority Business Enterprises**				**White Non-Hispanic**
		Alaskan Native or American Indian	**Asian or Pacific Islander**	**Black Non-Hispanic**	**Hispanic**	
Contracts						
Dollar Amount	872,881.86	0	0	51,139.73	0	821,742.13
Number	5	0	0	1	0	4
Sub-Contracts						
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

	Total	**Women Business Enterprises**	**Male**
Contracts			
Dollar Amount	872,881.86	0	872,881.86
Number	5	0	5
Sub-Contracts			
Number	0	0	0
Dollar Amount	0	0	0

Table 8 - Minority Business and Women Business Enterprises

Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted						
	Total	**Minority Property Owners**				**White Non-Hispanic**
		Alaskan Native or American Indian	**Asian or Pacific Islander**	**Black Non-Hispanic**	**Hispanic**	
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

Table 9 – Minority Owners of Rental Property

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition		
Parcels Acquired	0	0
Businesses Displaced	0	0
Nonprofit Organizations Displaced	0	0
Households Temporarily Relocated, not Displaced	0	0

Households Displaced	**Total**	**Minority Property Enterprises**				**White Non-Hispanic**
		Alaskan Native or American Indian	**Asian or Pacific Islander**	**Black Non-Hispanic**	**Hispanic**	
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

Table 10 – Relocation and Real Property Acquisition

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	39	11
Number of Special-Needs households to be provided affordable housing units	3	1
Total	**43**	**12**

Table 11 – 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	5	2
Number of households supported through Rehab of Existing Units	39	5
Number of households supported through Acquisition of Existing Units	16	5
Total	**58**	**12**

Table 12 – Number of Households Supported

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

Under households supported through the production of new units the County is counting housing developed with CDBG and HOME funding assistance, whether new construction or acquisition/rehab because the acquisition/rehabs are generally homes that are not occupiable before rehab. Our goal for the program was for three (5) homes to be completed in PY 2025. Two (2) homes were completed four (4) homes have reached 100% completion but were not closed out in time for this report.

The number of households supported through the rehab of existing units includes those projects completed under the County's CDBG-funded home accessibility improvement, emergency home repair and our CDBG and HOME-funded home rehab programs. Our PY 2025 goal was to provide 39 households with home rehab assistance. We completed just 5 projects during the program year (13% of our annual goal). Our five-year goal for this activity is to complete 169 projects and we will reevaluate after the next program year to see if this goal is feasible.

The number of households supported through the acquisition of existing units includes households assisted through our HOME-funded Homebuyer Assistance Program. Our PY 2025 goal for this activity was for 16 households to be assisted, and we assisted 5 homebuyers (31% of our annual goal). We will reevaluate after the next program year to see if this goal is feasible.

Discuss how these outcomes will impact future annual action plans.

PY 2025 is the first in year of the 2025-2029 Consolidated Plan cycle. As a result of external variables, including the high interest rate environment and construction cost escalation, it is possible that we will need to amend the Consolidated Plan to reduce goals that will not be able to realistically be met during the remaining years of the five-year Consolidated Plan cycle. We will reevaluate after the next program year and will discuss the need for amendment with HUD at that time.

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	1	2

Low-income	0	4
Moderate-income	0	5
Total	**1**	**11**

Table 13 – Number of Households Served

Narrative Information

Of the twelve households served by activities where information on income by family size is required in the 2025 program year, 25% were extremely low-income, 33 % were low-income and 42% were moderate-income. No homeless were served.

Through the Community Development Block Grant, St. Clair County IGD offers low-interest loans to persons with disabilities to modify their homes to increase accessibility. Allowed modifications include interior and exterior ramps, doors, grab bars, installation of accessible baths or shower units, as well as other needed changes to make the disabled applicant's home accessible. In PY 2025, none of these loans were made.

Low-interest loans that can be used to address seriously substandard housing are also made available by IGD through the County's Housing Rehabilitation Program. Availability of this program is listed on the County's website and discussed at public meetings. Applications are accepted on a rolling basis, first come first served until funds are depleted. St. Clair County is also a partner in the COC, which provides extensive services to individuals experiencing homelessness. For example, rent deposits and the first month(s) rent are made available. If the homeless individual is disabled, assistance in securing a suitable unit is provided.

The worst-case housing needs in St. Clair County are those individuals living in seriously substandard housing. Our efforts to improve housing conditions include the provision of loans and forgivable loans to homeowners to make repairs to their homes; to make accessibility improvement to homes with disabled persons present, to remediate lead contamination in homes, and to make emergency home repairs.

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

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The East St. Louis/Belleville/St. Clair County Continuum of Care (CoC 508) coordinates community-wide efforts to prevent and end homelessness through collaboration among public agencies, nonprofit organizations, and service providers. Within this framework, the Homeless Action Council serves as a coalition of partner agencies that refer clients to the Housing Resource Center (HRC)—a division of the Intergovernmental Grants Department's Community Development Group. The HRC functions as the primary point of entry for individuals and families seeking assistance and serves as the CoC's Coordinated Assessment Center, ensuring consistent screening, assessment, and referral to appropriate housing and support services.

HRC provides triage services to quickly connect individuals and families experiencing homelessness with housing and supportive services based on their needs and preferences. Using WellSky Community Services, the CoC's Homeless Management Information System (HMIS), the HRC conducts comprehensive assessments that meet all HUD data requirements and support coordinated referrals across the crisis response system. The Coordinated Intake process prioritizes those with the greatest vulnerability, linking each household to the most appropriate housing option from the start. This approach strengthens prevention and diversion efforts, improves system efficiency, and promotes collaboration among community partners.

The CoC prioritizes quickly connecting individuals and families to housing options without requiring them to meet preconditions or address barriers beforehand. Anyone entering the system is assessed using a standardized tool that determines their level of vulnerability and assigns a corresponding score. Based on that score, individuals are matched to the appropriate placement option—including private rentals, permanent supportive housing, transitional housing, and emergency shelter—without being denied due to personal circumstances or challenges. Oversight of this coordinated process, including related policies, procedures, and documentation, rests with the Coordinated Entry/HMIS Committee and the Planning Committee of the Homeless Action Council. CoC agencies continue to apply for renewal and new project funding through the U.S. Department of Housing and Urban Development, as well as seek additional resources from other sources. Each year, CoC agencies also secure funding through the Illinois Department of Human Services to support prevention, emergency shelter, and diversion programs.

Addressing the emergency shelter and transitional housing needs of homeless persons

The HRC also operates a Homeless Hotline that has proven to be a critical element in assisting the homeless to access shelters and supportive services such as food stamp assistance and clothing. The HRC receives requests for assistance through telephone calls and walk-in visits from homeless individuals and families. Those persons or families who are not eligible to be assisted with HRC funds are referred to appropriate agencies or shelters.

Helping 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 Continuum of Care (CoC) works to prevent homelessness by identifying and assisting low-income individuals and families who are at risk of losing housing or being discharged from publicly funded institutions without stable housing in place. Through the Single Point of Entry, households are screened for both immediate housing crises and early signs of instability, allowing staff to connect them with prevention and diversion resources before homelessness occurs.

St. Clair County IGD's Community Action Agency, Community Services Group operates an Emergency Crisis Intervention Program that provides emergency assistance to eligible households and individuals that have experienced: job loss; unforeseen circumstances; major medical expenses; are actively enrolled in a training or education program; are employed; or actively seeking employment. The program provides up to two month's rental/mortgage payments, automobile repairs, automobile payments, child care co-pays, public transportation and emergency hotel assistance. The program helps with dental, medical, prescription or extension of insurance coverage bills as appropriate. During the Holiday Season the program provides food certificates. IHDA has also provided over $7 million in rental assistance this year for residents/landlords of St. Clair County to prevent homelessness. Also, CDBG funds and staff are provided to the Housing Resource Center to help prevent families from being evicted from their homes. The HRC also uses IHDA funds to provide rental assistance to low-income residents who are homeless or near homeless.

The CoC collaborates with local hospitals, mental health facilities, foster care programs, and correctional institutions to ensure discharge planning includes appropriate housing and support services. Individuals who do experience homelessness are connected to suitable shelter or

transitional housing while awaiting permanent housing placement. Based on funding availability, the CoC maintains emergency shelters for victims of domestic violence and general shelters for adults and families, with hotel vouchers available when other options are unavailable or inappropriate.

To address the broader needs that contribute to housing instability, the CoC partners with Chestnut Health Systems, Eastside Health District, and Comprehensive Behavioral Health to meet participants' physical and mental health needs. The St. Clair County Workforce Development Office helps connect individuals to employment and training opportunities, while the Regional Office of Education ensures school-age youth have access to education consistent with McKinney-Vento requirements. Additionally, the Urban League of Metropolitan St. Louis provides targeted assistance for youth, helping prevent homelessness among young adults exiting foster care or other systems.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

The CoC assists homeless individuals and families—including those who are chronically homeless, veterans and their families, families with children, and unaccompanied youth—in making the transition to permanent housing and independent living. Through the Coordinated Entry process and use of WellSky Community Services, households are assessed and connected to the most appropriate housing intervention, including rapid rehousing, permanent supportive housing, and transitional housing. The CoC works to shorten the duration of homelessness and increase exits to permanent housing by streamlining referrals and expanding partnerships across health, behavioral health, employment, and education systems. During the most recent program year, the average length of time homeless decreased to 116 days, down from 213 the prior year, and 65% of households exited to permanent housing, an increase from 59%. The CoC also implements prevention and diversion strategies to reduce returns to homelessness and collaborates with local housing providers to expand access to affordable units, ensuring individuals and families can maintain long-term housing stability.

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

Actions taken to address the needs of public housing

The St. Clair County Housing Authority (SCCHA) provides affordable housing assistance to more than 3,200 families throughout St. Clair County. The Authority's housing portfolio includes 848 Public Housing units, 2,165 Housing Choice Voucher (Section 8) households, 24 Rural Housing units, and 22 Section 8 Multifamily units.

SCCHA partners with local governments, service providers, and community organizations to address the housing needs of low-income households, including individuals and families experiencing housing instability, special needs, or displacement due to emergencies and disasters. The Authority also maintains active leadership roles within the community, serving on the St. Clair County Continuum of Care Board and the Workforce Innovation and Opportunity Act (WIOA) Board, where it currently co-chairs the Youth Council Subcommittee.

To expand affordable housing opportunities, SCCHA continues to develop strategic partnerships with nonprofit organizations, developers, healthcare providers, and governmental agencies. Through its Project-Based Voucher (PBV) Program, the Authority partners included Winstanley Park, New Broadview, North Bend, and Southern Illinois Healthcare Foundation (SIHF) and its affiliated entities to secure funding from the Illinois Housing Development Authority (IHDA) for Vivian's Village I and II.

SCCHA continues to make significant progress in improving the condition and performance of its housing portfolio. In 2025, five of the Authority's six Public Housing Asset Management Projects (AMPs) completed HUD NSPIRE inspections, achieving scores ranging from 84 to 92. The final AMP is awaiting inspection, which will complete the Authority-wide assessment cycle. These results reflect SCCHA's commitment to maintaining safe, quality housing and improving operational performance.

While progress has been made, federal Capital Fund resources remain insufficient to address all identified capital needs across the Authority's aging housing inventory. In response, SCCHA has increased preventive maintenance efforts, implemented corrective measures, and prioritized capital investments to preserve and modernize its housing assets. Capital improvement projects continue to be guided by the Authority's Capital Fund Program and Five-Year Capital Improvement Plan.

To supplement limited federal resources, SCCHA actively pursues alternative funding sources, including federal and state grants, nonprofit partnerships, philanthropic foundations, financial institutions, and private-sector stakeholders. These efforts help leverage additional resources and accelerate critical improvement projects throughout the county. A notable example is SCCHA's partnership with the St. Clair County Weatherization Program, which has provided grant-funded energy efficiency improvements at several properties. These

enhancements have reduced utility consumption, generated cost savings for both the Authority and residents, and allowed SCCHA to redirect limited operating funds toward other critical housing and maintenance needs.

The Authority is also advancing long-term sustainability through housing repositioning initiatives. Public housing developments located in Lebanon and O'Fallon are currently undergoing conversion through the Rental Assistance Demonstration (RAD) Program to Project-Based Vouchers, with completion anticipated by December 2026. In addition, SCCHA has begun evaluating the Hawthorne property in Cahokia Heights for potential RAD conversion.

Consistent with HUD guidance, SCCHA is assessing a range of repositioning and preservation strategies, including RAD-PBV conversions, Project-Based Rental Assistance (PBRA), redevelopment initiatives, strategic rehabilitation projects, and selective demolition where appropriate. These efforts are intended to preserve affordable housing, improve property conditions, and ensure the long-term viability of the Authority's housing portfolio. SCCHA remains committed to providing safe, quality, and affordable housing while strengthening communities throughout St. Clair County.

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

SCCHA has worked diligently to strengthen resident engagement by reorganizing its Resident Council and establishing an active group of tenants who assist in reviewing policies, discussing resident concerns, and providing recommendations to improve programs and services. Staff actively encourage residents to organize and participate in duly elected resident councils and organizations. The Authority strongly supports these efforts by providing technical assistance, meeting space, and other in-kind support, when requested and feasible.

In addition, SCCHA maintains a Resident Advisory Board (RAB) that provides input into the development and annual updates of the Agency Plan. A Family Resource Center operates at the Private Mathison Manor Development in Cahokia Heights, offering residents access to supportive services, educational opportunities, and community resources. SCCHA also employs a Senior Services Coordinator who works closely with elderly and disabled residents by connecting them to needed services and coordinating programs and activities designed to enhance quality of life and promote independent living.

Due to ongoing reductions in administrative fee funding, SCCHA has not been able to implement a Homeownership Program within its Housing Choice Voucher (HCV) Program that would allow eligible voucher holders to apply their housing assistance toward the purchase of a home. However, SCCHA continues to encourage public housing residents and Housing Choice Voucher participants to pursue homeownership opportunities through the St. Clair County Homebuyer Assistance Program and other available resources. While the

Authority does not formally track all households that transition from federally assisted housing to homeownership, it is likely that former public housing residents and Housing Choice Voucher participants have successfully utilized local homebuyer assistance programs to achieve this goal. SCCHA remains committed to promoting self-sufficiency and supporting residents in their efforts to attain homeownership whenever possible.

Actions taken to provide assistance to troubled PHAs N/A

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 County's home improvement assistance, homebuyer assistance and housing development programs build self-sufficiency and prosperity for its residents. Funded programs and services help transform impoverished communities and change lives. These programs have been used to practice sound economic, environmental and social policy. The County has directed significant investments into the County's existing housing stock to give it new life. Funds have also been directed to eradicating lead paint, to weatherize homes, make homes energy efficient, and making modifications to homes to allow disabled residents to live independently in their homes. The County's CDBG and HOME program investments have helped families stay together, strengthened communities, and improved the health, vitality, and sustainability of the County.

Residential investment in the American Bottoms area is threatened due to uncertainties over future flood insurance requirements. The Southwestern Illinois Flood Prevention District Council (FPD Council) was formed in July 2009 by Madison, Monroe and St. Clair counties in direct response to the Federal Emergency Management Agency's (FEMA) announcement of its intention to de-accredit the 74-mile levee system protecting the St. Louis Metro East region. FEMA's decision would effectively designate substantial portions of the American Bottom area of Southwestern Illinois as a Special Flood Hazard Area (SFHA) on new flood insurance rate maps. If issued as final maps, this classification would require all property owners – residents and businesses – to purchase flood insurance in order to get a mortgage. In order to address this potential challenge, regional leaders successfully sought authorization from the Illinois General Assembly to impose a ¼ percent sales tax to pay for any necessary improvements to the levee system and created independent Flood Prevention Districts (FPDs) within each county with the authority to collect the tax. Work on these improvements is currently underway. The FPD Council was formed by the three county FPDs as a joint venture to protect the lives, property and the economic vitality of the St. Louis Metro East region.

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

Homebuyer assistance, acquisition/rehab and new affordable home construction are more difficult in the County's older, poorer, minority communities due to nearby blight, crime, declining economic base, school districts with lower performance levels, and infrastructure needs that exceed available community resources. The County has focused both CDBG public facility improvement funds as well as CDBG and HOME housing program funds in these communities. These communities do not have the resources on their own to address these needs adequately

(i.e., providing affordable, decent, safe, and sanitary housing; clearing of slums and blighted conditions; and undertaking needed public facilities improvements).

The funding necessary to fully meet the needs of public facility, neighborhood improvement, infrastructure, public service, housing, economic development and planning activities in the County would literally require billions of dollars. Underserved needs exist in each of these areas. The County is at a profound disadvantage in removing or eliminating obstacles to meeting these underserved needs due to the generally shrinking amount of CDBG and HOME funds that have been available to the County in recent years. The overall decline in CDBG funding for more than a decade has made it extremely difficult to fund those programs that have provided much needed services over the years and almost impossible to fund new programs that might address underserved needs of County residents. As a result, the County has continued to work with other regional, state, and federal partners generally to address underserved needs as well as it can.

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

St. Clair County intends to continue addressing lead-based paint hazards through the following strategies:

- Evaluation—The St. Clair County Health Department, the Southern Illinois Healthcare Foundation, and the East Side Health District continued to conduct lead assessments, blood lead testing, and education. St. Clair County and the East Side Health District are partners in a grant with the Illinois Environmental Protection Agency for a U.S. Environmental Protection Agency (EPA) grant to distribute lead education materials and provide lead training to contractors.

- Education—The County continues to provide lead education and brochures to the health departments to distribute to clients. The County also distributes lead hazard information through other partners, such as the Catholic Urban Programs, the Society of St. Vincent DePaul, St. Clair County Housing Authority, CDBG Operations Corporation and other non-profit housing and health agencies. These agencies used staff time to provide outreach and space to house the literature.

- General Housing Rehabilitation—The County's Housing Rehabilitation Program opens its application process once a year based on available funding. Homeowners are able to apply for funding. The County Housing Rehabilitation Program application list is filled through a lottery system and there are no guarantees that households with EBL children will be chosen. However, once the County learns of EBL children or households with lead hazards, they become a priority. The County also continues to provide a low-interest loan program that is open year round. When a client is accepted into either the grant or low-interest loan program the County addresses lead hazards first. The County also completes inspections for several units occupied by both homeowners and renters.

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

The County has undertaken a number of initiatives that are consistent with a long-term approach to reducing poverty levels. The County assists low-income people by allocating CDBG and HOME funding to home improvement and homeownership assistance programs, to public facilities and improvements, and to a senior/disabled person home accessibility improvement program. The County applied for and administers two enterprise zones to provide incentives to businesses with materials sales tax exemptions and tax abatement in order to provide or retain jobs for low income persons. All of these activities benefit lower income persons and serve to improve their economic status and well-being.

In addition, the County's Community Services Block Grant (CSBG) program provides emergency assistance to eligible individuals and families

whose incomes are at or below 125% of the federal poverty income guidelines that have experienced job loss; significant reduction in hours worked; unexpected medical emergency expense; or emergency approved through CSBG assessment. Services include rental and mortgage assistance, medical, dental and prescription vouchers, lice kits, automobile repairs, automobile payment, childcare co-payments, youth enrichment programming, school supplies, prevention of drug abuse and alcoholism, other emergency services for veterans, health and safety, home repair/ rehabilitation, shelter information and referral, transportation, emergency food, and emergency hotel assistance for fire and natural disaster victims.

The CSBG strategy is to continue to increase the scope, availability and methods of outreach to special service groups and other protected class groups and to continue to build stronger alliances with other community stakeholders that serve the low-income population. The economic forecast for low-income residents continues to be bleak and can be expected to contribute to recurrences of underemployment, unemployment, home foreclosures, reduction in work hours, and lack of healthcare. The CSBG program plays a major role in rebuilding communities with resilience while changing lives. For this reason, its strong advocacy for low-income individuals and families must continue by telling the stories of individuals and families that have become self-sufficient because of the resources provided through it.

The County can most effectively fight poverty over the long term by promoting economic development, especially job intensive industries; we provide employment readiness and training services to those in need through our WIOA programs; building the tax base so that basic County services and “safety net” services can be maintained; and helping low-income households purchase homes in neighborhoods where housing values are likely to increase. Unfortunately, these efforts, backed by extremely limited funds, are unlikely to have a significant impact on the total number of poverty level families in St. Clair County.

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

The County Intergovernmental Grants Department has sufficient institutional structure to carry out the activities of the CDBG and HOME programs. The department has three “client-servicing” Groups: Community Development (CD); Community Services (CS); and Workforce Development (WD). CD administers the Community Development Block Grant (CDBG), HOME Investment Partnership Grant, multiple Illinois Housing Development Authority Grants and HUD Continuum of Care grants in conjunction with the St. Clair County Homeless Action Council. CS administers Community Services Block Grant (CSBG), Low Income Home Energy Assistance Program (LIHEAP), and multiple weatherization grants. WD administers Workforce Innovation and Opportunity Act (WIOA) and other grants providing Employment and Training Services.

These grants provide extremely low-, very low-, low- and moderate-income individuals and households with energy, medical, rental and

mortgage assistance; employment counseling and training; housing repairs, housing rehabilitation, fair housing counseling, home buyer assistance and counseling, housing accessibility grants, lead-based paint hazard reduction and many other services. St. Clair County's Consortium with the City of Belleville and East St. Louis provides housing activities in all participating jurisdictions in St. Clair County.

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

The County works with non-profit agencies and public institutions, such as homeless services and housing providers through the Homeless Action Council, coordinating the application and reporting on HUD Continuum of Care grants; various social service providers to coordinate other services and programs; and Community Housing Development Organizations (CHDO's) to provide affordable housing.

IGD works with a number of County agencies to provide coordination of services and programs, including the Health Department, Housing Authority, Zoning Department, Data Processing Department, Regional Office of Education; Highway Department and the Emergency Services Agency.

The St. Clair County Housing Authority (SCCHA) Board of Commissioners is appointed by the St. Clair County Board Chairman and approved by the St. Clair County Board, the legislative body of St. Clair County government. The SCCHA and IGD have a close working relationship, sharing plans, goals, and reports with each other. The SCCHA notifies IGD of its provision of services, proposed development and demolition and/or disposition of public housing developments. Hiring, contracting and procurement for the SCCHA are generally handled by its Executive Director, with approval by the Board of Commissioners when required.

IGD also works with foundations and other local, regional and State agencies, such as the Southern Illinois Healthcare Foundation, FOCUS St. Louis, City of East St. Louis Office of Community Development, St. Clair County Housing Authority, Madison County Office of Community Development, area elementary and high school districts, East Side Health District, Southwestern Illinois Development Authority (SWIDA), Leadership Council of Southwestern Illinois, St. Louis Lead Prevention Coalition, Southwestern Illinois Planning Commission, the Illinois Departments of Public Health, Healthcare and Family Services, Rehabilitation Services, Human Services and Commerce and Economic Opportunity, the Illinois Housing Development Authority, as well as local elected and appointed officials.

The County strives to continuously expand and strengthen its partnerships with local, State and Federal government agencies and with local nonprofit organizations, to increase the production and management of affordable housing and to provide for a more suitable living environment for its low- and moderate-income residents.

IGD currently coordinates the Workforce Investment Opportunity Act (WIOA) Program in St. Clair, Clinton, Monroe, Randolph and Washington Counties. Local Workforce Area (LWA) #24 provides employment and training services through the Mid-America Workforce Investment Board, comprised of businesses, economic development, education, labor and community-based organizations, and partners in local One-Stop Centers. The partners include:

- St. Clair County Intergovernmental Grants Department,
- St. Clair County Housing Authority,
- St. Clair County Adult Education,
- Local Community Colleges,
- Programs and Services for Older Persons (operated by Southwestern Illinois College),
- Illinois Department of Human Services (TANF),
- Illinois Department of Human Services (DRS),
- Illinois Department of Employment Security, and
- Members of local businesses that represent local hiring opportunities, which make up a majority of the Workforce Investment Board.

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 County's August 2024 Assessment of Fair Housing indicates that economic pressures and municipal or State services and amenities are highly significant determinants of segregation. To address economic pressures, the County has continued working with financial institutions to assist them in making Community Reinvestment Act investments and loans in lower income areas. The County is also working with the American Bottoms Enterprise Zone, which provides incentives to businesses who locate in several low-income communities. To relieve residents of the economic pressures of expensive home repairs and lead-based paint removal, the County's single-family rehab programs address building code and lead-based paint hazards that ensure affordable housing and help keep people in their homes. The housing rehab program application list is filled through a lottery system and there are no guarantees that households with EBL children will be chosen. However, once the County learns of children with elevated blood levels of lead or households with lead hazards, they become a priority. The County also continues to provide a low-interest loan program that is open year-round. When a client is accepted into either the grant or low-interest loan program the County addresses lead hazards first. Since 1995 the County has submitted applications for HUD Lead Hazard Reduction Funds to address lead hazards in housing.

County staff also continue to attend meetings with lenders and realtors to provide education on the benefits that our programs provide to assist

low-income buyers with their home purchases.

To address municipal or State services and amenities the County has continued to allocate a substantial portion of its PY 2025 CDBG funds to make grants to lower income communities to address infrastructure issues.

Our Fair Housing Assessment identifies the lack of fair housing education as a moderately significant determinant of segregation. To address this, the County requires housing counseling services for clients participating in homebuyer programs. The County highly encourages case management and counseling to all clients utilizing homeless services programs and Community Service Block Grant programs. Staff met throughout the 2025 program year with individual lenders and realtors to provide fair housing education and information. County staff also provided training materials via e-mail and mail to all municipalities in PY 2025.

One of the high-priority goals identified in our Fair Housing Assessment is to increase the supply of accessible housing units for persons with disabilities. In furtherance of this goal, the County has continued to coordinate with LINC and DORS to provide services for persons with disabilities. We provide grants specifically for making modifications to homes for people with disabilities as well as addressing any modifications necessary through our home rehab forgivable loan programs and our home rehab 2.5% loan program.

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.

St. Clair County monitors programs to determine if progress is being made in addressing its Consolidated Plan priorities. To ensure compliance with program and comprehensive planning requirements, the County has established quality standards and performance goals. All programs and projects are administered through contracts. The County maintains complete program and financial reports. All contracts and program guidelines include appropriate CDBG and/or HOME statutory and regulatory citations as required. County-administered projects are monitored using the following major criteria:

- Compliance with all applicable federal rules concerning accessibility; lead-based paint; housing quality standards; labor standards and other federal requirements.
- Compliance with income criteria, residence and ownership requirements, construction or rehabilitation standards and total project cost and average cost per unit standards.
- Benefit to low- and moderate-income people. All program participants are required to submit current income data that is verified by County staff.
- Residency is verified through County property tax receipts that are required as part of program applications. Ownership is verified by requiring that program applicants furnish a copy of a fully marketable title to the subject property or a recorded mortgage, deed of release, and tax bills.
- Housing rehabilitation is monitored using predetermined and pre-agreed upon completion schedules and dates. Rehabilitation contractors are normally allowed 45 days to complete work. The schedule is established following execution of a grant/loan agreement. The number of completed units is compared to a completion schedule to monitor production. Federal lead-based paint regulations have had a significant impact on performance completions in the housing rehabilitation program.

County staff reviews Integrated Disbursement Information System (IDIS) Timeliness Reports on a monthly basis to track the rate of CDBG expenditures. The County also reviews the IDIS Timeliness Reports, Dashboard and Snapshot on a monthly basis to track the accuracy and timeliness of its HOME expenditures. Additionally, the St. Clair County Intergovernmental Grants Department (IGD) has added the new staffing

role of compliance monitor in order to carry out the duties and responsibilities of maintain compliance across programs.

On-site building inspections are performed prior to, during, and when construction is complete to ensure quality workmanship and compliance with local building codes, county housing maintenance or new construction standards, HUD Housing Quality Standards or other appropriate standards. The County Zoning Department provides new housing construction inspections for all new HOME-assisted housing construction.

IGD inspectors perform routine inspections of all HOME-assisted rental housing to ensure the units continue to meet housing standards and tenants meet income eligibility requirements. Sub-recipients are monitored for file compliance as well as procurement and other federal requirements. To ensure long-term compliance with HOME program affordability requirements, the County files liens that incorporate HOME Recapture provisions on all properties assisted with HOME funds.

IGD records mortgages or recission contracts for all housing programs, which ensures long term compliance.

All advertisements are in the Belleville News-Democrat and on St. Clair County's website. Ads generally feature inclusive language encouraging broad participation. For public facilities, a list of businesses is kept and updated annually, and all public facilities bids must include this list in the bid document.

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.

St. Clair County emphasized citizen and community input in the development of the PY 2025 CAPER. The County has a large geographic area, with contrasting areas of urban, suburban, and rural populations, with diverse needs for each segment. Staff provides a process and method for the public to comment, complain, compliment, or submit suggestions. The hearing presentations contain visual and printed materials (English and Spanish), with contact names, phone numbers, mailing addresses, and e-mail addresses. At each hearing staff asks for suggestions or comments on future programs, how future funds should be spent, local needs, and comments on past IGD/County performance. By combining citizen/community suggestions regarding the past year performance, along with the input on the development of activities for the new program year, the County benefits from a more comprehensive picture of area needs and can develop activities most appropriate to the new year.

The County conducted a public hearing dedicated to the PY 2025 CAPER on 9/23/26. One hearing was held at 10:00 a.m. at 19 Public Square, Belleville, IL. On 9/06/25 a notice of the public hearing was placed in the Belleville News Democrat, and the hearing was advertised on the

County website. The County provided the public with visual materials showing the amount of CDBG and HOME funds it received, a description of the range of types of activities that were funded with these resources, as well as activities conducted in their communities to show citizens and elected officials how their community compared to all others receiving projects and funds. No requests for special arrangements (special needs or translators) were received.

A second public hearing was held on 11/04/2026 at 10:00 a.m. at 19 Public Square, Belleville, IL. On 10/18/2025 a notice of the public hearing was placed in the Belleville News Democrat and the hearing was advertised on the County website.

This Program Year 2025 Consolidated Annual Performance Evaluation Report (CAPER) was made available to the public from November 4, 2026 through December 7, 2026. The notice was published in the local paper and on the County website on October 18, 2026. The final CAPER is being submitted to HUD after allowing more than the required 15-day period for comments. No public comments were received. Any comments received after the submission of the CAPER, and the County's responses, will be forwarded to HUD.

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.

As noted, St. Clair County will reevaluate its priorities and achievements after the next annual plan cycle. If at that time we do not believe that that the current goals are unable to realistically be met during the remaining years of the five-year Consolidated Plan cycle, an amendment to the Consolidate Plan will be initiated at that time.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

N/A

CR-50 - HOME 91.520(d)

Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations.

Please list those projects that should have been inspected on-site this program year based upon the schedule in §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

Two units in the Wingate property and two units in the Metro East Landing property were inspected by County staff in PY 2025. All four units in both properties passed inspection. Based upon the schedule, there were no units that should have been inspected that were not inspected.

Provide an assessment of the jurisdiction's marketing actions for HOME units. 92.351(b)

In accordance with 24 CFR Part 511.13, and in furtherance of the County's commitment to nondiscrimination and equal opportunity in housing, the County requires an Affirmatively Furthering Fair Housing Marketing Plan for all HOME-assisted housing containing five or more units. The Marketing Plan is designed to provide information to and attract eligible persons in the housing market to the available housing. All non-profit organizations, CHDOs, owners, and other prospective participants in the HOME Housing Development Program are required to enter into an agreement with the County confirming their agreement to use a Marketing Plan for any project containing five or more units.

HOME Marketing Procedures for Developers

County IGD informs all potential/ prospective HOME housing development program participants of the County's policy on housing marketing.

- All non-profit organizations, CHDOs, owners, and other prospective participants in the HOME housing development program are required to confirm through a written agreement that they will comply with all applicable housing laws.
- Owners must explicitly agree not to discriminate against prospective tenants on the basis of their receipt of, or eligibility for,

housing assistance under any federal, state, or local housing assistance program (except for a project for housing elderly persons) or on the basis that tenants have a minor child who will be residing with them.

- Owners must agree to adhere to the Marketing Plan.
- Owners must assure the special outreach to persons who are not likely to apply for housing.
- Owners must agree to undertake the Marketing requirements for at least the period of affordability per HOME regulations.

Marketing Monitoring

County IGD Community Development staff will review and assess the Marketing actions of participants in the HOME housing development program for a period of five years, not to exceed fifteen years, following the completion of rehabilitation or construction. Participants with deficiencies will be given a written statement, which will define the deficiencies, and provide an opportunity for corrective action. Each participant will be informed that failure to comply with the Marketing requirements within a specified period may result in disqualification from further participation in the HOME housing development program, or other similar programs administered by the County.

All records of the Marketing monitoring will be maintained by IGD and assessed annually.

Housing and civil rights agencies and organizations operating within the St. Clair County jurisdiction outside of IGD that may assist in fair housing analysis and investigation, or who otherwise have expertise in affirmatively furthering fair housing for their clients, include:

- Land of Lincoln Legal Assistance Foundation
- Living Independently Now Center
- Chestnut Health Systems

Additionally, the St. Clair County IGD offers housing counseling and education and promotes affordable housing throughout St. Clair County. Additionally, the Housing Resource Center (HRC) also operates under the IGD umbrella. HRC operates Continuum of Care

Programs for the homeless and near homeless, as well as other housing counseling and education efforts.

Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics

With $60.00 on hand, in PY 2025 $233,186.61 in HOME program income was received and $226,868.61 was expended. $6,736.00 was spent on housing rehab activities, $620.00 was spent on homebuyer activities, and $140,468.44 was spent on CHDO acquisition/rehab activities.

Describe other actions taken to foster and maintain affordable housing. 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 91.320(j)

In PY 2025 the County provided down payment and closing cost assistance to 5 low-moderate income homebuyers. We conducted meetings with individuals from Realtors Association of Southern Illinois and the Metro East Lending Group to keep them up to date regarding opportunities to assist their clients in accessing our program and for them to leverage their resources to foster affordable housing. We made loans to 2 low-income households that completed home repairs and 1 loan to make emergency repairs.

The County's Economic Development Department continued to provide services to attract businesses and job creation to the County, including the administration of two Enterprise Zones and a number of TIF districts that provide business attraction incentives. The expansion and attraction of businesses, and corresponding growth in employment is intended, in part, to help increase property values in distressed areas, thereby making affordable housing development more financially feasible.

CR-58 – Section 3

Total labor Hours	CDBG	HOME
Total Number of Activities	6	1
Total Labor Hours	3,356	50,101
Total Section 3 Worker Hours	202	6,640
Total Targeted Section 3 Worker Hours	**202**	**0**

Qualitative Efforts – Number of Activities by Program	CDBG	HOME
Outreach efforts to generate job applicants who are Public Housing Targeted Workers	1	0
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.	1	0
Direct, on-the job training (including apprenticeships).	1	0
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.	0	0
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).	1	0
Outreach efforts to identify and secure bids from Section 3 business concerns.	1	0
Technical assistance to help Section 3 business concerns understand and bid on contracts.	0	0
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.	0	0
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.	1	0
Held one or more job fairs.	1	0
Provided or connected residents with supportive services that can provide direct services or referrals.	1	0
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.	1	0
Assisted residents with finding childcare.	1	0
Assisted residents to apply for or attend community college or a four-year educational institution.	1	0
Assisted residents to apply for or attend vocational/technical training.	1	0

Assisted residents to obtain financial literacy training and/or coaching.	1	0
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.	0	0
Provided or connected residents with training on computer use or online technologies.	1	0
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.	1	0
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.	1	0
Other.	1	1

Narrative:

St. Clair County engages in many of the qualitative efforts described above. Currently, IGD has five public facilities contracts that exceed $200,000, two in the City of Belleville, one in East St. Louis, one in Caseyville Township, and one in the Village of Swansea. The activity numbers above reflect efforts undertaken by IGD and WIOA. The Workforce Innovation and Opportunity Act (WIOA) program is housed on the same floor as the CDBG program in the St. Clair County administrative offices, and many efforts overlap, with IGD frequently referring residents to WIOA for assistance with childcare, resume writing, job and education referrals, and so on. Going forward, IGD will track qualitative Section 3 outreach efforts and assistance in order to provide more comprehensive reporting in future program years.