CDBG/HOME/ESG FUNDING OPPORTUNITIES GUIDE PROGRAM YEAR 2026



Consolidated Plan 2025-2029

Will County anticipates receiving federal funding from the U.S. Department of Housing and Urban Development (HUD) to support housing, community development, and homelessness:

Community Development Block Grant (CDBG) – Estimated $2.1 M

HOME Investment Partnerships (HOME) – Estimated $1.4M

Emergency Solutions Grant (ESG) – Estimated $142,000

These funds are available through our annual Notice of Funding Opportunity (NOFO). Applications are available at: https://gotomygrants.com/Public/opportunities/35648

Application period is **March 6 -April 6, 11:59 PM**
Submit a question period: **March 16-March 18, 11:59 (**lugrants@willcountylanduse.com)

All HUD-Funded Activities Must:

- Benefit low- and moderate-income persons (as applicable)
- Meet federal eligibility requirements
- Comply with environmental review requirements
- Comply with federal labor standards and Buy America, Build America (as applicable)
- Follow fair housing and nondiscrimination requirements
- Meet reporting and performance standards
- Meet 2025-2029 Consolidated Plan Goals
- Official HUD program guidance is available at: **HUD Exchange Website:** https://www.hudexchange.info/

2025-2029 Consolidated Plan Goals:

Improve Condition of Housing Stock	Improve Public Infrastructure
Create Affordable Housing	Improve Neighborhood Facilities
Make Existing Housing Affordable	Improve Public Services
Reduce Homelessness	

COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)

Purpose: To support communities by improving housing options, creating suitable living environment, and expanding economic opportunities, principally for low- and moderate-income persons.

National Objectives All CDBG activities must meet one of the following:

- Benefit low- and moderate-income persons
- Aid in the prevention or elimination of slums/blight
- Meet an urgent community development need

CDBG: https://www.hudexchange.info/programs/cdbg/

✓ Eligible Activities (Examples)	✕ Ineligible Activities (Examples)
• Housing rehabilitation (owner-occupied or rental) • Public facility improvements (parks, sidewalks, community centers) • ADA accessibility improvements • Public services (limited to 15% of allocation that the County receives) • Public infrastructure improvements ineligible areas	• General government expenses or political activities • New housing construction (with limited exceptions) • Direct income payments • Projects that do not meet a national objective

HOME INVESTMENT PARTNERSHIPS PROGRAM (HOME)

Purpose: To create and preserve affordable housing for low-income households.

HOME: https://www.hudexchange.info/programs/home/

✓ Eligible Activities (Examples)	✕ Ineligible Activities (Examples)
• New construction of affordable housing • Affordable housing acquisition & rehabilitation • Tenant-Based Rental Assistance (TBRA) • Down payment assistance • CHDO set-aside projects	• Public housing modernization • Emergency shelters (use ESG instead) • Project reserve accounts (beyond limits) • Assistance to households over income limits • Operating subsidies (except CHDO operating assistance as allowed)

EMERGENCY SOLUTIONS GRANT (ESG)

Purpose: To assist individuals and families experiencing homelessness or at risk of homelessness.

ESG: https://www.hudexchange.info/programs/esg/

✓ Eligible Activities (Examples)	✕ Ineligible Activities (Examples)
• Emergency shelter operations • Street outreach • Rapid rehousing • Homelessness prevention • HMIS participation	• New shelter construction • Direct cash payments to program participants • Services not tied to eligible populations

WHICH APPLICATION SHOULD YOU SUBMIT?

Will County offers multiple funding applications based on project type. Applicants must apply under the correct funding category to be considered for funding. If you are unsure which application is correct, please email lugrants@willcountylanduse.com.



Community Services

CDBG – Community Services Application

Use this application for:

Community services programs, such as

- Food assistance programs
- Senior services
- Youth programs
- Housing services
- Health or supportive services

Important: Public services are subject to the federal 15% CDBG cap and must meet a CDBG National Objective.



Capital Improvements

CDBG – Capital Improvements Application

Use this application for:

Public facility improvements including ADA

- Community /neighborhood centers
- Park buildings, etc.

Public infrastructure improvements

- Sidewalks and streetscape improvements
- Water, sewer, or drainage improvements

Important: Projects must meet a CDBG National Objective.



Housing Services

CDBG/HOME – Housing Services Application

This combo application is for housing assistance programs that provide direct client benefits such as rental assistance program, down payment assistance program or home repair program.

HOME Funds May Be Used For:

- Tenant-Based Rental Assistance (TBRA)
- Down Payment Assistance (DPA)

Important: Projects must comply with HOME income limits, rent limits (if applicable), and affordability requirements.

CDBG Funds May Be Used For:

- Program delivery costs
- Eligible housing-related service support
- Construction costs for home rehab program



Homeless Services

ESG Emergency Solutions Grant Application

This application is for homeless assistance programs that meet the federal definitions and guidelines. Applicants are encouraged to consult the Continuum of Care prior to applying to align with current homeless response system needs.

ESG Funds May Be Used For:

- Emergency shelter operations
- Street outreach
- Rapid rehousing
- Homelessness prevention
- HMIS participation



Affordable Housing

- *Homebuyer*
- *Rental*

HOME – Multi-Family Development Application
Use this application for:

- New construction of affordable rental housing
- Acquisition and rehabilitation of multi-family rental housing
- Development projects with income-restricted units

Important: Projects must meet:
- HOME income targeting requirements
- Property standards
- Long-term affordability periods
- Subsidy layering & underwriting requirements



Affordable Housing

- *Homebuyer*
- *Rental*

HOME – Single-Family Development Application

Use this application for:

- New construction of affordable single-family homes
- Acquisition and rehabilitation for resale to income-eligible buyers
- Homeownership development projects

Important: Projects must:
- Serve HOME income-eligible households
- Meet resale/recapture affordability requirements
- Comply with HOME property standards