Substantial Amendment
Madison County 2026 Annual Action Plan

General Information:

This document serves as notification of a substantial amendment to the 2026 Annual Action Plan for Madison County. This document describes the proposed changes to the use of Community Development Block Grant (CDBG) funds and explains how these changes meet the existing Consolidated Plan goals and needs of Madison County.

Grantee Name:	Madison County
Name of Entity or Department Administering Funds:	Madison County Community Development
Contact Person:	Kyle Smith
Title:	CDBG/HOME Manager
Address:	157 N Main St.
Address Line 2:	Suite 312
City, State, Zip:	Edwardsville, IL 62025
Telephone:	618-296-5521
Email Address:	ksmith@madisoncountyil.gov

Overview and Background:

Madison County receives annual funding from the U.S. Department of Housing and Urban Development (HUD) that includes Community Development Block Grant (CDBG) funds. Each year an Annual Action Plan is submitted to HUD detailing the activities that will be funded with CDBG and other HUD funds for that program year. Madison County Community Development (MCCD) is the department tasked with managing the CDBG program. MCCD is also tasked with administering the CDBG programs for the City of Alton and the City of Granite City as they are entitlement entities that receive their own CDBG funds directly from HUD.

Madison County's 2025-2029 Consolidated Plan identified Housing as a priority activity and MCCD continues to operate the Housing Rehabilitation Program with CDBG funds

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to address housing needs. However, with infrastructure projects also playing a large role in the community, we are tasked with allocating sufficient funds towards said projects from activities that have had difficulties with efficient spending.

For Madison County, MCCD is proposing to amend the 2026 Annual Action Plan to address other community needs (Infrastructure, Demolitions). This amendment of the Housing Rehabilitation Program and the elimination of the Neighborhood Cleanups activity will aid Madison County in providing additional services to the residents of the county and help meet the HUD requirements for the year. For Alton, this amendment of the Housing Rehabilitation, Code Enforcement, Housing Services, Homeownership Assistance, Commercial Rehab, and Summer Youth programs will aid Madison County in providing additional services to the residents of Alton and help meet the HUD requirements for the year. For Granite City, MCCD is proposing to amend the 2026 Annual Action Plan to address other community needs (Infrastructure, Housing Rehabilitation). This amendment of the Housing Rehabilitation, Public Safety, and Dispatcher programs will aid Madison County in providing additional services to the residents of Granite City and help meet the HUD requirements for the year.

For Madison County, MCCD proposes to reprogram/ move $331,432.50 of unexpended CDBG program balances from prior years into the Infrastructure and Demolitions categories to complete the projects listed on the next page. For Alton, MCCD proposes to reprogram/ move $649,921.21 of unexpended CDBG program balances from prior years into the Infrastructure and Rental Housing Rehabilitation categories to complete the new projects listed on the next page. For Granite City, MCCD proposes to reprogram/ move $228,343.61 of unexpended CDBG program balances from prior years into the Infrastructure and Housing Rehabilitation categories to complete the new projects listed on the next page. The total proposed substantial amendment is for the reprogramming of $1,209,697.32.

November 19, 2026 is the start of the 30-day public comment period for this substantial amendment. Public comments will be accepted until December 19, 2026, at 4:00 p.m. Comments and questions regarding this substantial amendment to the 2026 Annual Action Plan should be sent to Kyle Smith, CDBG/HOME Manager at ksmith@madisoncountyil.gov. All comments received will be considered by Madison County Board prior to consideration of this substantial amendment.

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Proposed Substantial Amendment

Madison County:

CDBG FUNDING REPROGRAMMED FROM:

Activity	Funding Year	Amount
MDCO Housing Rehab	2025	$231,432.50
MDCO Neighborhood Cleanups	2025	$100,000.00
TOTAL		**$331,432.50**

CDBG FUNDING REPROGRAMMED TO:

Activity	Funding Year	Amount
MDCO Demolitions	2026	$100,000.00
MDCO Infrastructure	2026	$231,432.50
TOTAL		**$331,432.50**

City of Alton:

CDBG FUNDING REPROGRAMMED FROM:

Activity	Funding Year	Amount
ALTC Housing Rehab	2024	$118,775.28
ALTC Code Enforcement	2024	$126,174.40
ALTC Housing Services	2024	$15,000.00
ALTC Homeownership Assistance	2024	$30,000.00
ALTC Commercial Rehab	2024	$29,971.53
ALTC Summer Youth	2024	$30,000.00
ALTC Housing Rehab	2025	$300,000.00
TOTAL		**$649,921.21**

CDBG FUNDING REPROGRAMMED TO:

Activity	Funding Year	Amount
Alton – Alton Pointe	2026	$349,921.21
Alton Infrastructure Improvements	2026	$300,000.00
TOTAL		**$649,921.21**

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City of Granite City:

CDBG FUNDING REPROGRAMMED FROM:

Activity	Funding Year	Amount
Granite City Housing Rehabilitation	2024	$143,629.61
Granite City Public Safety	2024	$42,357.00
Granite City Dispatcher	2025	$42,357.00
TOTAL		**$228,343.61**

CDBG FUNDING REPROGRAMMED TO:

Activity	Funding Year	Amount
Granite City Infrastructure Improvements	2026	$185,986.61
Granite City Housing Rehabilitation	2026	$42,357.00
TOTAL		**$228,343.61**

Public Comment Information:

Public Comment Period: November 19, 2026 – December 19, 2026

Madison County Board may consider approval of this substantial amendment at any regular meeting on or after December 16, 2026.

Alton – Committee of the Whole may consider approval of this substantial amendment at any regular meeting on or after December 16, 2026.

Granite City – City Counsel may consider approval of this substantial amendment at any regular meeting on or after December 16, 2026.

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