

Grantee: Illinois

Grant: B-08-DN-17-0001

July 1, 2014 thru September 30, 2014 Performance Report



Grant Number:

B-08-DN-17-0001

Obligation Date:**Award Date:****Grantee Name:**

Illinois

Contract End Date:**Review by HUD:**

Reviewed and Approved

Grant Award Amount:

\$53,113,044.00

Grant Status:

Active

QPR Contact:

No QPR Contact Found

LOCCS Authorized Amount:

\$53,113,044.00

Estimated PI/RL Funds:

\$5,346,429.45

Total Budget:

\$58,459,473.45

Disasters:

Declaration Number

NSP

Narratives

Areas of Greatest Need:

The State intends to target its NSP resources to high-need communities who are not located within direct NSP grantee communities and do not have access to NSP funds. The State of Illinois has established three geographic categories and has presented the areas of highest need for each category in its Substantial Amendment to the 2008 Action Plan for the Neighborhood Stabilization Program.

These NSP Geographic Categories are:

Areas that are not existing CDBG entitlement areas and that received no direct NSP allocation from HUD; and
CDBG Entitlement grantees that did not receive a direct NSP allocation; and
CDBG Entitlement Grantees also receiving direct (local) NSP allocations from HUD.

Within these NSP Geographic Categories, the needs of communities have been evaluated and ranked by two related impacts. First, a ranking was produced to determine the size of the foreclosure problem in each area relative to the size of the problem in the state. Second, a ranking was produced to determine the rate at which the evaluated factors occur within areas. By performing two rankings, the State hoped to capture both areas of the state with large numbers of foreclosures and high cost loans relative to the rest of the State, and areas of the state where the rate of foreclosure and subprime lending relative to the overall size of the housing stock in the community was high.

The State intends to target NSP funds to areas of the state where the needs of the community placed them in the neediest communities in Illinois based on their rank by size and/or by rate. Under the ranking methodology of the State, this level of need is shown as a 65 or higher in either ranking. Projects located in a census tract, place, county, CDBG entitlement, or NSP grantee area that is listed as an area of greatest need will receive priority consideration.

A complete listing of the State's rankings are posted on the IHDA website www.ihda.org.

Distribution and and Uses of Funds:

The goal of NSP is to allocate resources to communities that are hardest hit by foreclosure and to provide affordable rental housing and homeownership opportunities for individuals, families and persons with disabilities.

The State of Illinois allocated funds to 18 organizations and units of local government. The State's NSP program will impact more than 450 units of housing and is projected to produce 290 rental housing units and 130 homeownership units.

State of Illinois subgrantees are engaging in the following NSP eligible activities:

Eligible Activity A - Financing Mechanisms

Eligible Activity B - Purchase and Rehabilitation of foreclosed or abandoned residential properties for rent or sale

Eligible Activity C - Land Banking of foreclosed homes

Eligible Activity D - Demolition of blighted structures

Eligible Activity E - Redevelopment of demolished or vacant properties or land

The State's subgrantees and final allocations are as follows:

Proviso Mental Health Commission - \$2,500,000

IFF Housing - \$5,133,000

New Mom's, Inc. - \$6,216,548

Hispanic Housing Development Corp. - \$3,419,880



City of Berwyn Community Development Dept. - \$3,800,000
 Genesis Housing Development Corp. - \$2,200,000
 Habitat for Humanity - \$1,880,000
 Will County Land Use Department - \$2,500,000
 Corporation for Affordable Housing of McHenry Co. - \$2,400,000
 City of Champaign - \$1,789,700
 City of Rock Island - \$3,137,500
 The Springfield Project - \$1,416,660
 D&O Properties One, LLC - \$1,102,180
 City of Quincy - \$1,900,000
 City of East St. Louis - \$2,500,000
 Madison County Community Development - \$2,600,000
 DuPage County - \$1,629,600
 Delta Center, Inc. - \$1,676,672

Definitions and Descriptions:

Low Income Targeting:

The NSP program guidelines require that at least 25% of all funds be used to assist households with incomes at or below 50% of the area median income. It is the goal of the State of Illinois to allocate a minimum of 25% and up to 40% of the funds to low income households and special needs populations.

Acquisition and Relocation:

Public Comment:

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$55,150,974.38
Total Budget	\$830,000.00	\$55,150,974.38
Total Obligated	\$830,000.00	\$55,150,974.38
Total Funds Drawdown	\$497,523.83	\$54,166,241.20
Program Funds Drawdown	\$0.00	\$49,838,984.36
Program Income Drawdown	\$497,523.83	\$4,327,256.84
Program Income Received	\$181,356.70	\$5,346,429.45
Total Funds Expended	\$320,516.68	\$54,242,364.43
Match Contributed	\$0.00	\$0.00



Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$7,966,956.60	\$0.00
Limit on Admin/Planning	\$5,311,304.40	\$5,166,407.91
Limit on State Admin	\$0.00	\$5,166,407.91

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$13,278,261.00	\$32,010,467.86

Overall Progress Narrative:

During the third quarter of 2014, all of the State of Illinois NSP Subgrantees have completed their acquisitions of properties and construction has been completed on the majority of units. This quarter, we have generated \$181,356.70 in program income and 100% has been disbursed. As of the date of this QPR, September 30, 2014, the State of Illinois has disbursed \$54,172,233.32 or 100% of NSP funding.

Overall accomplishments to-date:

Total rental units acquired and rehabbed/constructed - 238 units completed and 9 units underway
 Total homebuyer units acquired and rehabbed/constructed - 94 units completed and 6 units underway
 Total number of homebuyer units sold - 31 LH25 units and 44 LMMI units
 Total number of rental units occupied - 144 LH 25 units and 38 LMMI unit
 2 properties acquired and land-banked
 29 units demolished

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
Activity A, Financing Mechanisms	\$0.00	\$25,000.00	\$25,000.00
Activity B, Acquisition & Rehab for sale/rent	\$0.00	\$27,863,116.90	\$24,790,927.16
Activity C, Land Banking	\$0.00	\$82,051.11	\$82,051.11
Activity D, Demolition	\$0.00	\$502,036.19	\$449,095.71
Activity E, Redevelopment	\$0.00	\$21,556,447.12	\$19,711,653.24
Activity F, Administration	\$0.00	\$5,265,081.06	\$4,780,257.14



Activities

Project # / Title: Activity B / Acquisition & Rehab for sale/rent

Grantee Activity Number: B-75002-LH-H

Activity Title: Proviso Township - Acq/Rehab Rent or Sale

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

Activity B

Projected Start Date:

04/01/2010

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Acquisition & Rehab for sale/rent

Projected End Date:

03/04/2013

Completed Activity Actual End Date:

Responsible Organization:

Proviso Township Mental Health Commission

Overall

Total Projected Budget from All Sources

Jul 1 thru Sep 30, 2014

N/A

To Date

\$1,180,459.95

Total Budget

\$0.00

\$1,180,459.95

Total Obligated

\$0.00

\$1,180,459.95

Total Funds Drawdown

\$0.00

\$1,180,459.95

Program Funds Drawdown

\$0.00

\$1,090,068.09

Program Income Drawdown

\$0.00

\$90,391.86

Program Income Received

\$0.00

\$232,986.23

Total Funds Expended

\$0.00

\$1,180,459.95

Match Contributed

\$0.00

\$0.00

Activity Description:

Acquisition and Rehabilitation of foreclosed or abandoned residential properties for rent or sale.

Location Description:

Melrose Park and Stone Park, IL.

Activity Progress Narrative:



Accomplishments Performance Measures

No Accomplishments Performance Measures

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number:	B-75006-LH-H
Activity Title:	City of Berwyn - Acq/Rehab Rent or Sale

Activity Category:
Rehabilitation/reconstruction of residential structures

Activity Status:
Under Way

Project Number:
Activity B

Project Title:
Acquisition & Rehab for sale/rent

Projected Start Date:
04/01/2010

Projected End Date:
03/04/2013

Benefit Type:
Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:
NSP Only - LH - 25% Set-Aside

Responsible Organization:
City of Berwyn

Overall	Jul 1 thru Sep 30, 2014	To Date
Total Projected Budget from All Sources	N/A	\$1,775,519.49
Total Budget	\$300,000.00	\$1,775,519.49
Total Obligated	\$300,000.00	\$1,775,519.49
Total Funds Drawdown	\$214,614.86	\$1,868,176.93
Program Funds Drawdown	\$0.00	\$1,571,050.57
Program Income Drawdown	\$214,614.86	\$297,126.36
Program Income Received	\$0.00	\$402,895.33
Total Funds Expended	\$214,614.68	\$1,690,134.17
City of Berwyn	\$214,614.68	\$1,690,134.17
Match Contributed	\$0.00	\$0.00

Activity Description:

Acquisition and Rehabilitation of foreclosed or abandoned residential properties for rent or sale.

Location Description:

City of Berwyn, IL.

Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	1	1/12

	This Report Period	Cumulative Actual Total / Expected
	Total	Total



# of Housing Units	1	1/12
# of Singlefamily Units	1	1/12

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	4	0	4	4/12	0/0	4/12	100.00
# Owner Households	4	0	4	4/12	0/0	4/12	100.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
2430 Lombard	Berwyn		Illinois	60402	Match / N

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



Grantee Activity Number:	B-75006-LM-H
Activity Title:	City of Berwyn - Acq/Rehab Rent or Sale

Activity Category:
Rehabilitation/reconstruction of residential structures

Activity Status:
Under Way

Project Number:
Activity B

Project Title:
Acquisition & Rehab for sale/rent

Projected Start Date:
04/01/2010

Projected End Date:
03/04/2013

Benefit Type:
Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:
NSP Only - LMMI

Responsible Organization:
City of Berwyn

Overall	Jul 1 thru Sep 30, 2014	To Date
Total Projected Budget from All Sources	N/A	\$3,654,480.49
Total Budget	\$530,000.00	\$3,654,480.49
Total Obligated	\$530,000.00	\$3,654,480.49
Total Funds Drawdown	\$68,288.61	\$3,014,726.52
Program Funds Drawdown	\$0.00	\$2,799,747.78
Program Income Drawdown	\$68,288.61	\$214,978.74
Program Income Received	\$137,775.83	\$1,076,638.13
Total Funds Expended	\$68,288.61	\$3,192,769.10
City of Berwyn	\$68,288.61	\$3,192,769.10
Match Contributed	\$0.00	\$0.00

Activity Description:

Acquisition and Rehabilitation of foreclosed or abandoned residential properties for rent or sale.

Location Description:

City of Berwyn, IL.

Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/14

	This Report Period	Cumulative Actual Total / Expected
	Total	Total



of Housing Units

0

0/18

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	11	11	0/0	11/18	11/18	100.00
# Owner Households	0	11	11	0/0	11/18	11/18	100.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
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Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



Grantee Activity Number:	B-75008-LH-R
Activity Title:	Genesis Housing - Acq/Rehab for Rent

Activity Category:
 Rehabilitation/reconstruction of residential structures

Project Number:
 Activity B

Projected Start Date:
 04/01/2010

Benefit Type:
 Direct (HouseHold)

National Objective:
 NSP Only - LH - 25% Set-Aside

Activity Status:
 Under Way

Project Title:
 Acquisition & Rehab for sale/rent

Projected End Date:
 03/04/2013

Completed Activity Actual End Date:

Responsible Organization:
 Genesis Housing Development Corporation

Overall	Jul 1 thru Sep 30, 2014	To Date
Total Projected Budget from All Sources	N/A	\$646,096.02
Total Budget	\$0.00	\$646,096.02
Total Obligated	\$0.00	\$646,096.02
Total Funds Drawdown	\$120,447.09	\$418,330.97
Program Funds Drawdown	\$0.00	\$226,021.16
Program Income Drawdown	\$120,447.09	\$192,309.81
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$36,162.44	\$418,330.97
Genesis Housing Development Corporation	\$36,162.44	\$418,330.97
Match Contributed	\$0.00	\$0.00

Activity Description:
 Acquisition and Rehabilitation of foreclosed or abandoned residential properties for rent or sale.

Location Description:
 City of Chicago, IL.

Activity Progress Narrative:

Accomplishments Performance Measures
No Accomplishments Performance Measures



Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources



Grantee Activity Number:	B-75008-LM-H
Activity Title:	Genesis Housing Acq/Rehab for Sale

Activity Category:
Rehabilitation/reconstruction of residential structures

Project Number:
Activity B

Projected Start Date:
04/01/2010

Benefit Type:
Direct (HouseHold)

National Objective:
NSP Only - LMMI

Activity Status:
Under Way

Project Title:
Acquisition & Rehab for sale/rent

Projected End Date:
03/04/2013

Completed Activity Actual End Date:

Responsible Organization:
Genesis Housing Development Corporation

Overall	Jul 1 thru Sep 30, 2014	To Date
Total Projected Budget from All Sources	N/A	\$1,593,707.09
Total Budget	\$0.00	\$1,593,707.09
Total Obligated	\$0.00	\$1,593,707.09
Total Funds Drawdown	\$53,753.46	\$1,570,195.90
Program Funds Drawdown	\$0.00	\$1,418,236.41
Program Income Drawdown	\$53,753.46	\$151,959.49
Program Income Received	\$0.00	\$488,634.62
Total Funds Expended	\$1,450.95	\$1,570,195.90
Genesis Housing Development Corporation	\$1,450.95	\$1,570,195.90
Match Contributed	\$0.00	\$0.00

Activity Description:

Acquisition and Rehabilitation of foreclosed or abandoned residential properties for rent or sale.

Location Description:

City of Chicago, IL.

Activity Progress Narrative:

Accomplishments Performance Measures

No Accomplishments Performance Measures



Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources



Grantee Activity Number: B-75010-LH-H
Activity Title: Will County - Acq/Rehab for sale

Activity Category:
 Rehabilitation/reconstruction of residential structures

Activity Status:
 Under Way

Project Number:
 Activity B

Project Title:
 Acquisition & Rehab for sale/rent

Projected Start Date:
 04/01/2010

Projected End Date:
 03/04/2013

Benefit Type:
 Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:
 NSP Only - LH - 25% Set-Aside

Responsible Organization:
 Will County Land Use

Overall	Jul 1 thru Sep 30, 2014	To Date
Total Projected Budget from All Sources	N/A	\$335,340.87
Total Budget	\$0.00	\$335,340.87
Total Obligated	\$0.00	\$335,340.87
Total Funds Drawdown	\$0.00	\$334,790.22
Program Funds Drawdown	\$0.00	\$334,790.22
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$152,363.87
Total Funds Expended	\$0.00	\$335,340.87
Match Contributed	\$0.00	\$0.00

Activity Description:

Acquisition and Rehabilitation of foreclosed or abandoned residential properties for sale.

Location Description:

Will County, Illinois

Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	4/3
# ELI Households (0-30% AMI)	0	0/0



	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		4/3	
# of Singlefamily Units	0		4/3	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	4/3	0/0	4/3	100.00
# Owner Households	0	0	0	4/3	0/0	4/3	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Project # / Title: Activity D / Demolition

Grantee Activity Number:	D-75010-LM
Activity Title:	Will County - Demolition

Activity Category:
Clearance and Demolition

Project Number:
Activity D

Projected Start Date:
01/01/2012

Benefit Type:
Direct (Person)

National Objective:
NSP Only - LMMI

Activity Status:
Under Way

Project Title:
Demolition

Projected End Date:
11/30/2013

Completed Activity Actual End Date:

Responsible Organization:
Will County Land Use

Overall	Jul 1 thru Sep 30, 2014	To Date
Total Projected Budget from All Sources	N/A	\$37,431.08



Total Budget	\$0.00	\$37,431.08
Total Obligated	\$0.00	\$37,431.08
Total Funds Drawdown	\$37,431.08	\$37,431.08
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$37,431.08	\$37,431.08
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Demolition of blighted property

Location Description:

Will County

Activity Progress Narrative:

Accomplishments Performance Measures

No Accomplishments Performance Measures

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Project # / Title: Activity E / Redevelopment

Grantee Activity Number: E-75016-LH-R
Activity Title: City of Quincy - Redevelopment



Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

Activity E

Projected Start Date:

04/01/2010

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Redevelopment

Projected End Date:

03/04/2013

Completed Activity Actual End Date:**Responsible Organization:**

City of Quincy1

Overall**Total Projected Budget from All Sources****Jul 1 thru Sep 30, 2014**

N/A

To Date

\$493,689.60

Total Budget

\$0.00

\$493,689.60

Total Obligated

\$0.00

\$493,689.60

Total Funds Drawdown

\$2,988.73

\$493,056.18

Program Funds Drawdown

\$0.00

\$315,104.35

Program Income Drawdown

\$2,988.73

\$177,951.83

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$0.00

\$493,689.60

Match Contributed

\$0.00

\$0.00

Activity Description:

Redevelop demolished or vacant properties for rent.

Location Description:

City of Quincy, IL.

Activity Progress Narrative:**Accomplishments Performance Measures****No Accomplishments Performance Measures**

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources



Grantee Activity Number:	E-75018-LM-H
Activity Title:	Madison County - Redevelopment

Activity Category:
Rehabilitation/reconstruction of residential structures

Activity Status:
Under Way

Project Number:
Activity E

Project Title:
Redevelopment

Projected Start Date:
04/01/2010

Projected End Date:
03/04/2013

Benefit Type:
Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:
NSP Only - LMMI

Responsible Organization:
Madison County Community Development

Overall	Jul 1 thru Sep 30, 2014	To Date
Total Projected Budget from All Sources	N/A	\$777,892.54
Total Budget	\$0.00	\$777,892.54
Total Obligated	\$0.00	\$777,892.54
Total Funds Drawdown	\$0.00	\$777,892.54
Program Funds Drawdown	\$0.00	\$685,504.21
Program Income Drawdown	\$0.00	\$92,388.33
Program Income Received	\$43,580.87	\$235,324.47
Total Funds Expended	\$0.00	\$777,892.54
Match Contributed	\$0.00	\$0.00

Activity Description:
Redevelop demolished or vacant properties for sale.

Location Description:
The cities of Alton, East Alton, Granite City and Madison, IL.

Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	2/4

	This Report Period	Cumulative Actual Total / Expected
	Total	Total



# of Housing Units	0	2/4
# of Singlefamily Units	0	2/4

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	0/0	2/4	2/4	100.00
# Owner Households	0	0	0	0/0	2/4	2/4	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

