

# Grantee: Illinois

## Grant: B-08-DN-17-0001

### April 1, 2020 thru June 30, 2020 Performance Report

---

<b>Grant Number:</b> B-08-DN-17-0001	<b>Obligation Date:</b>	<b>Award Date:</b>
<b>Grantee Name:</b> Illinois	<b>Contract End Date:</b>	<b>Review by HUD:</b> Reviewed and Approved
<b>Grant Award Amount:</b> \$53,113,044.00	<b>Grant Status:</b> Active	<b>QPR Contact:</b> No QPR Contact Found
<b>LOCCS Authorized Amount:</b> \$53,113,044.00	<b>Estimated PI/RL Funds:</b> \$6,757,305.52	
<b>Total Budget:</b> \$59,870,349.52		

### 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](http://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:**

<b>Overall</b>	<b>This Report Period</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$59,870,349.52
<b>Total Budget</b>	\$0.00	\$59,870,349.52
<b>Total Obligated</b>	\$0.00	\$59,870,349.52
<b>Total Funds Drawdown</b>	\$0.00	\$58,144,280.72
<b>Program Funds Drawdown</b>	\$0.00	\$51,453,268.65
<b>Program Income Drawdown</b>	\$0.00	\$6,691,012.07
<b>Program Income Received</b>	\$0.00	\$6,757,305.52
<b>Total Funds Expended</b>	\$0.00	\$58,144,280.72
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Progress Toward Required Numeric Targets**

<b>Requirement</b>	<b>Target</b>	<b>Actual</b>
<b>Overall Benefit Percentage (Projected)</b>		0.00%
<b>Overall Benefit Percentage (Actual)</b>		0.00%
<b>Minimum Non-Federal Match</b>	\$0.00	\$0.00
<b>Limit on Public Services</b>	\$7,966,956.60	\$0.00
<b>Limit on Admin/Planning</b>	\$5,311,304.40	\$5,620,988.95
<b>Limit on Admin</b>	\$0.00	\$5,620,988.95
<b>Most Impacted and Distressed Threshold (Projected)</b>	\$0.00	\$0.00
<b>Progress towards LH25 Requirement</b>	\$14,967,587.38	\$33,075,006.76



## Overall Progress Narrative:

During the second quarter of 2020, 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 \$0 in program income and 100% has been disbursed. As of the date of this QPR, June 30, 2020, the State of Illinois has disbursed \$58,144,280.74 or 109% of NSP funding.

Overall accomplishments to-date:

Total rental units acquired and rehabbed/constructed - 269 units completed and 8 units underway

Total homebuyer units acquired and rehabbed/constructed - 100 units completed and 5 units underway

Total number of homebuyer units sold - 34 LH25 units and 51 LMMI units

Total number of rental units occupied - 154 LH 25 units and 58 LMMI unit

2 properties acquired and land-banked

29 units demolished

## Project Summary

Project #, Project Title	This Report Program Funds Drawdown	To Date	
		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	\$32,281,087.96	\$26,119,439.80
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	\$21,509,431.41	\$19,711,653.24
Activity F, Administration	\$0.00	\$5,620,988.95	\$5,066,028.79

