

**Grantee: Illinois**

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

**October 1, 2014 thru December 31, 2014 Performance**

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**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:**

\$5,602,663.92

**Total Budget:**

\$58,715,707.92

## 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	\$55,150,974.38
<b>Total Budget</b>	\$0.00	\$55,150,974.38
<b>Total Obligated</b>	\$0.00	\$55,150,974.38
<b>Total Funds Drawdown</b>	\$84,877.11	\$54,251,118.31
<b>Program Funds Drawdown</b>	\$0.00	\$49,838,984.36
<b>Program Income Drawdown</b>	\$84,877.11	\$4,412,133.95
<b>Program Income Received</b>	\$388,581.47	\$5,735,010.92
<b>Total Funds Expended</b>	\$0.00	\$54,242,364.43
<b>Match Contributed</b>	\$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 fourth 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 \$388,581.47 in program income and 100% has been disbursed. As of the date of this QPR, December 31, 2014, the State of Illinois has disbursed \$54,306,342.13 or 102% of NSP funding.

Overall accomplishments to-date:

Total rental units acquired and rehabbed/constructed - 239 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 - 31 LH25 units and 45 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-75006-LH-H

**Activity Title:** City of Berwyn - 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:**

City of Berwyn

**Overall**

**Total Projected Budget from All Sources**

**Oct 1 thru Dec 31, 2014**

N/A

**To Date**

\$1,775,519.49

**Total Budget**

\$0.00

\$1,775,519.49

**Total Obligated**

\$0.00

\$1,775,519.49

**Total Funds Drawdown**

\$0.00

\$1,868,176.93

**Program Funds Drawdown**

\$0.00

\$1,571,050.57

**Program Income Drawdown**

\$0.00

\$297,126.36

**Program Income Received**

\$189,994.00

\$592,889.33

**Total Funds Expended**

\$0.00

\$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 Total	Cumulative Actual Total / Expected Total
# of Properties	0	1/12

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Housing Units	0	1/12
# of Singlefamily Units	0	1/12

## Beneficiaries Performance Measures

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



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

**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	Oct 1 thru Dec 31, 2014	To Date
Total Projected Budget from All Sources	N/A	\$3,654,480.49
Total Budget	\$0.00	\$3,654,480.49
Total Obligated	\$0.00	\$3,654,480.49
Total Funds Drawdown	\$0.00	\$3,014,726.52
Program Funds Drawdown	\$0.00	\$2,799,747.78
Program Income Drawdown	\$0.00	\$214,978.74
Program Income Received	\$132,347.00	\$1,208,985.13
Total Funds Expended	\$0.00	\$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	0	0	0/0	11/18	11/18	100.00
# Owner Households	0	0	0	0/0	11/18	11/18	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	

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

**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:**  
Genesis Housing Development Corporation

<b>Overall</b>	<b>Oct 1 thru Dec 31, 2014</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$646,096.02
<b>Total Budget</b>	\$0.00	\$646,096.02
<b>Total Obligated</b>	\$0.00	\$646,096.02
<b>Total Funds Drawdown</b>	\$78,885.11	\$497,216.08
<b>Program Funds Drawdown</b>	\$0.00	\$226,021.16
<b>Program Income Drawdown</b>	\$78,885.11	\$271,194.92
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$418,330.97
<b>Match Contributed</b>	\$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

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## Project # / Title: Activity E / Redevelopment

**Grantee Activity Number:** E-75014-LM-H

**Activity Title:** The Springfield Project - 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 - LMMI

**Activity Status:**

Under Way

**Project Title:**

Redevelopment

**Projected End Date:**

03/04/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

The Springfield Project

### Overall

**Total Projected Budget from All Sources**

**Oct 1 thru Dec 31, 2014**

**To Date**

N/A

\$1,464,635.99

**Total Budget**

\$0.00

\$1,464,635.99

**Total Obligated**

\$0.00

\$1,464,635.99

**Total Funds Drawdown**

\$5,992.00

\$1,437,963.32

**Program Funds Drawdown**

\$0.00

\$931,015.69

**Program Income Drawdown**

\$5,992.00

\$506,947.63

**Program Income Received**

\$66,240.47

\$361,009.35

**Total Funds Expended**

\$0.00

\$1,431,971.32



**Match Contributed**

\$0.00

\$0.00

**Activity Description:**

Redevelop demolished or vacant properties (vacant land or structure).

**Location Description:**

City of Champaign, IL.

**Activity Progress Narrative:**

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	4/3

	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	0/0	4/3	4/3	100.00
# Owner Households	0	0	0	0/0	4/3	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	

