Grantee: Illinois

Grant: B-08-DN-17-0001

April 1, 2016 thru June 30, 2016 Performance Report
Grant Number: B-08-DN-17-0001
Grantee Name: Illinois
Grant Award Amount: $53,113,044.00
LOCCS Authorized Amount: $53,113,044.00
Total Budget: $59,681,376.92
Disasters: 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;
- CDBG Entitlement grantees that did not receive a direct NSP allocation;
- 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 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:

<table>
<thead>
<tr>
<th>Overall</th>
<th>This Report Period</th>
<th>To Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Projected Budget from All Sources</td>
<td>N/A</td>
<td>$55,150,974.38</td>
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<tr>
<td>Total Budget</td>
<td>$0.00</td>
<td>$55,150,974.38</td>
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<tr>
<td>Total Obligated</td>
<td>$0.00</td>
<td>$55,150,974.38</td>
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<tr>
<td>Total Funds Drawdown</td>
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<tr>
<td>Program Funds Drawdown</td>
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<td>Program Income Drawdown</td>
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<td>Program Income Received</td>
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<td>Total Funds Expended</td>
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<td>Match Contributed</td>
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During the second quarter of 2016, 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 $222,098.00 in program income and 100% has been disbursed. As of the date of this QPR, June 30, 2016, the State of Illinois has disbursed $54,974,233.80 or 104% 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 - 34 LH25 units and 50 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

### Progress Toward Required Numeric Targets

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<tr>
<th>Requirement</th>
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<tr>
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<tr>
<td>Overall Benefit Percentage (Actual)</td>
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<td>Limit on State Admin</td>
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### Progress Toward Activity Type Targets

### Progress Toward National Objective Targets

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<tr>
<th>National Objective</th>
<th>Target</th>
<th>Actual</th>
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<tr>
<td>NSP Only - LH - 25% Set-Aside</td>
<td>$13,278,261.00</td>
<td>$32,224,690.75</td>
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### Overall Progress Narrative:

During the second quarter of 2016, 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 $222,098.00 in program income and 100% has been disbursed. As of the date of this QPR, June 30, 2016, the State of Illinois has disbursed $54,974,233.80 or 104% of NSP funding.

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### Project Summary

<table>
<thead>
<tr>
<th>Project #, Project Title</th>
<th>This Report Period</th>
<th>To Date</th>
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<tr>
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<td>Program Funds</td>
<td>Project Funds</td>
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<td>Drawdown</td>
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<tr>
<td>Activity A, Financing Mechanisms</td>
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<tr>
<td>Activity B, Acquisition &amp; Rehab for sale/rent</td>
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<td>Activity C, Land Banking</td>
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<td>Activity D, Demolition</td>
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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
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: N/A

National Objective: NSP Only - LH - 25% Set-Aside
Responsible Organization: City of Berwyn

Overall
Total Projected Budget from All Sources N/A N/A
Total Budget $0.00 $0.00
Total Obligated $0.00 $0.00
Total Funds Drawdown $0.00 $0.00
  Program Funds Drawdown $0.00 $0.00
  Program Income Drawdown $0.00 $0.00
Program Income Received $222,098.00 $920,862.83
Total Funds Expended $0.00 $1,973,719.29

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

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<tr>
<td># of Properties</td>
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<td></td>
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<tr>
<td># of Housing Units</td>
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<tr>
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Beneficiaries Performance Measures

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<tr>
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<td># Owner Households</td>
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Activity Locations
No Activity Locations found.

Other Funding Sources Budgeted - Detail
No Other Match Funding Sources Found

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