Grantee: Illinois

Grant: B-08-DN-17-0001

July 1, 2026 thru September 30, 2026 Performance

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:
$6,844,361.42

Total Budget:
$59,957,405.42

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:

null

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:

null

Public Comment:

null

Overall	This Report Period	To Date
Total Projected Budget from All Sources	$2,500.00	$59,957,405.42
Total Budget	$2,500.00	$59,957,405.42
Total Obligated	$2,500.00	$59,957,405.42
Total Funds Drawdown	$0.00	$59,954,905.42
Program Funds Drawdown	$0.00	$53,113,044.00
Program Income Drawdown	$0.00	$6,841,861.42
Program Income Received	$0.00	$6,844,361.42
Total Funds Expended	$2,500.00	$59,957,405.42
HUD Identified Most Impacted and Distressed	$0.00	$0.00
Other Funds	$ 0.00	$ 0.00
Match Funds	$ 0.00	$ 0.00
Non-Match Funds	$ 0.00	$ 0.00

Funds Expended

Overall	This Period	To Date
BRINSWOP, LLC	$ 0.00	$ 2,715,191.00
Delta Center, Inc.	$ 0.00	$ 1,676,672.00
DuPage County	$ 0.00	$ 1,806,311.68
Genesis Housing Development Corporation	$ 0.00	$ 2,232,315.01
Hispanic Housing Development Corporation	$ 0.00	$ 3,419,880.00
Housing Opportunity Development Corporation	$ 0.00	$ 2,205,943.41
IFF	$ 0.00	$ 5,133,000.00
Illinois Assistive Technology Project	$ 0.00	$ 180,284.96
Illinois Housing Development Authority	$ 2,500.00	$ 4,316,102.77
Madison County Community Development	$ 0.00	$ 2,730,000.00
New Mom's Inc.	$ 0.00	$ 6,216,548.00
City of Berwyn	$ 0.00	$ 5,619,999.98
Proviso Township Mental Health Commission	$ 0.00	$ 2,551,571.70
Southwest Organizing Project	$ 0.00	$ 1,717,315.60
The Illinois Department of Human Services	$ 0.00	$ 138,352.84
The Springfield Project	$ 0.00	$ 2,204,300.29

Will County Land Use	$ 0.00	$ 3,197,094.50
City of Champaign	$ 0.00	$ 2,099,485.00
City of East St. Louis	$ 0.00	$ 2,625,000.00
City of Quincy1	$ 0.00	$ 2,069,641.58
City of Rock Island1	$ 0.00	$ 3,294,150.00
Cooperative Supportive Housing (CSH)	$ 0.00	$ 26,442.18
Corporation for Affordable Homes of McHenry County	$ 0.00	$ 488,106.58
D and O Properties One	$ 0.00	$ 1,293,696.34

Progress Toward Required Numeric Targets

Requirement	Target	Projected	Actual
Overall Benefit Percentage	99.99%	.00%	.00%
Minimum Non Federal Match	$.00	$.00	$.00
Overall Benefit Amount	$54,235,183.31	$.00	$.00
Limit on Public Services	$7,966,956.60	$.00	$.00
Limit on Admin/Planning	$5,311,304.40	$5,716,798.05	$5,714,298.05
Limit on Admin	$.00	$5,716,798.05	$5,714,298.05
Most Impacted and Distressed	$.00	$.00	$.00
Progress towards LH25 Requirement	$14,989,351.36		$33,357,100.73

Overall Progress Narrative:

During the third quarter of 2026, 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 $2,500 in program income and as of the date of this QPR, September 30, 2026, the State of Illinois has disbursed $59,957,405 or 113% of NSP funding.

Project Summary

Project #, Project Title	This Report	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
9999, Restricted Balance	$0.00	$0.00	$0.00
Activity A, Financing Mechanisms	$0.00	$25,000.00	$25,000.00
Activity B, Acquisition & Rehab for sale/rent	$0.00	$32,122,088.66	$27,740,114.45
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	$5,716,798.05	$5,105,129.49
BCKT, Bucket Project	$0.00	$0.00	$0.00
NSP2-City of Berwyn, Home Buyer Program	$0.00	$0.00	$0.00
NSP2-City of Champaign, Home Buyer Program	$0.00	$0.00	$0.00
NSP2-City of East St. Louis, Home Buyer Program	$0.00	$0.00	$0.00
NSP2-City of Quincy, Home Buyer Program	$0.00	$0.00	$0.00
NSP2-City of Rock Island, Home Buyer Program	$0.00	$0.00	$0.00
NSP2-Genesis Housing Development, Home Buyer	$0.00	$0.00	$0.00
NSP2-Madison County, Home Buyer Program	$0.00	$0.00	$0.00
NSP2-Proviso Township, Home Buyer Program	$0.00	$0.00	$0.00
NSP2-Will County Land Use, Home Buyer Program	$0.00	$0.00	$0.00
NSP3-City of Champaign, Rental Program	$0.00	$0.00	$0.00
NSP3-City of East St. Louis, Rental Program	$0.00	$0.00	$0.00
NSP3-City of Quincy, Rental Program	$0.00	$0.00	$0.00
NSP3-City of Rock Island, Rental Program	$0.00	$0.00	$0.00
NSP3-D&O Properties, Rental Program	$0.00	$0.00	$0.00

NSP3-Hispanic Housing Development, Rental Program	$0.00	$0.00	$0.00
NSP3-IFF, Rental Program	$0.00	$0.00	$0.00
NSP3-Madison County, Rental Program	$0.00	$0.00	$0.00
NSP3-McHenry County, Rental Program	$0.00	$0.00	$0.00
NSP3-Will County Land Use, Rental Program	$0.00	$0.00	$0.00
NSP4-City of Champaign, Residential Financing Program	$0.00	$0.00	$0.00
NSP4-City of Quincy, Residential Financing Program	$0.00	$0.00	$0.00
NSP4-City of Rock Island, Residential Financing Program	$0.00	$0.00	$0.00
NSP4-Genesis Housing Development, Residential Financing	$0.00	$0.00	$0.00
NSP4-Madison County, Residential Financing Program	$0.00	$0.00	$0.00
NSP5-City of Berwyn, Demolition Program	$0.00	$0.00	$0.00
NSP5-City of Champaign, Demolition Program	$0.00	$0.00	$0.00
NSP5-City of Quincy, Demolition Program	$0.00	$0.00	$0.00
NSP5-City of Rock Island, Demolition Program	$0.00	$0.00	$0.00
NSP5-Delta Center, Demolition Program	$0.00	$0.00	$0.00
NSP5-The Springfield Project, Demolition Program	$0.00	$0.00	$0.00
NSP6-City of Champaign, Land Bank Program	$0.00	$0.00	$0.00
NSP6-City of East St. Louis, Land Bank Program	$0.00	$0.00	$0.00
NSP7-55th State Redevelopment, Redevelopment of	$0.00	$0.00	$0.00
NSP7-City of Champaign, Redevelopment of Demolished or	$0.00	$0.00	$0.00
NSP7-City of Rock Island, Redevelopment of Demolished or	$0.00	$0.00	$0.00
NSP7-D&O Properties, Redevelopment of Demolished or	$0.00	$0.00	$0.00
NSP7-Delta Center, Redevelopment of Demolished or	$0.00	$0.00	$0.00
NSP7-Genesis Housing Development, Redevelopment of	$0.00	$0.00	$0.00
NSP7-Habitat for Humanity, Redevelopment of Demolished	$0.00	$0.00	$0.00
NSP7-IFF, Redevelopment of Demolished or Vacant	$0.00	$0.00	$0.00
NSP7-Madison County, Redevelopment of Demolished or	$0.00	$0.00	$0.00
NSP7-McHenry County, Redevelopment of Demolished or	$0.00	$0.00	$0.00
NSP7-New Mom's Inc., Redevelopment of Demolished or	$0.00	$0.00	$0.00
NSP7-The Springfield Project, Redevelopment of	$0.00	$0.00	$0.00
NSP7-Will County Land Use, Redevelopment of Demolished	$0.00	$0.00	$0.00

Activities

Project # / Activity F / Administration

Grantee Activity Number: F-IHDA-Admin.
Activity Title: IHDA Grantee - Administrative

Activity Type:
Administration

Activity Status:
Under Way

Project Number:
Activity F

Project Title:
Administration

Projected Start Date:
10/01/2009

Projected End Date:
03/04/2013

Benefit Type:
N/A

Completed Activity Actual End Date:

National Objective:
N/A

Responsible Organization:
Illinois Housing Development Authority

Overall	Jul 1 thru Sep 30, 2026	To Date
Total Projected Budget from All Sources	$2,500.00	$4,121,639.07
Total Budget	$2,500.00	$4,121,639.07
Total Obligated	$2,500.00	$4,121,639.07
Total Funds Drawdown	$0.00	$4,119,139.07
Program Funds Drawdown	$0.00	$3,681,601.12
Program Income Drawdown	$0.00	$437,537.95
Program Income Received	$0.00	$2,500.00
Total Funds Expended	$2,500.00	$4,121,639.07
Illinois Housing Development Authority	$2,500.00	$4,121,639.07
Most Impacted and Distressed Expended	$0.00	$0.00

Activity Description:

Administration

Location Description:

401 N. Michigan Ave. Suite 700
Chicago, IL. 60611

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

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents: None