

Action Plan

Grantee: St. Clair County, IL

Grant: B-08-UN-17-0006

LOCCS Authorized Amount:	\$ 2,262,015.00
Grant Award Amount:	\$ 2,262,015.00
Status:	Reviewed and Approved
Estimated PI/RL Funds:	\$ 1,393,692.64
Total Budget:	\$ 3,655,707.64

Funding Sources

Funding Source	Funding Type
program income	Program Income

Narratives

Areas of Greatest Need:

Affordable housing is a high priority under our current Consolidated Plan and Action Plan. NSP funds were identified for geographic areas of greatest need. These areas were identified by cross-referencing data detailing foreclosure and pre-foreclosure activity with HUD's foreclosure and abandonment risk score data. Several census tracts were identified as areas of greatest need. St. Clair County mapped these areas and all NSP funds were utilized in those identified as areas of greatest need. All properties purchased were either abandoned or foreclosed and targeted to be sold to low to very low income buyers.

Distribution and and Uses of Funds:

St. Clair County identified census tracts as containing a significant number of abandoned/foreclosed properties. Purchasing, rehabilitating, re-selling homes in these areas will be the highest priority use of the NSP funds; the County's second priority was in areas identified by HUD with the highest percentage of homes financed by a subprime mortgage. Both areas are the same census tracts; therefore, this was also one of the County's highest priorities. The County continued to monitor areas of greatest need that had a high risk factor for foreclosure and abandonment or by St. Clair County as being an area of high pre-foreclosure activity. The County utilized existing programs and developers/organizations to improve services to the low income neighborhoods. The County originally intended to purchase/rehab and sell to low income persons seven to eight homes. With the return of program income the County purchased rehabbed and sold to low income buyers twenty two homes. The County focused on selling to low income buyers and exceeded our 25% set aside to persons below 50% of the area median income.

Definitions and Descriptions:

(1) "Blighted structure" shall mean a structure that (a) is abandoned; (b) meets the definition of "unsafe Structures and Equipment" under the St. Clair County Building Code, effective July 1, 1997, which is: "All structures or existing equipment which are or hereafter become unsafe, unsanitary or deficient because of inadequate means of egress facilities, inadequate light and ventilation, or which constitute a fire hazard, or are otherwise dangerous to human life or public welfare, or which involve illegal or improper occupancy or inadequate maintenance, shall be deemed an unsafe condition. All unsafe structures shall be taken down and removed or made safe, as the Code Official deems necessary and as provided for in this Section. A vacant structure that is not secured against entry shall be deemed unsafe." (2) "Continued affordability" shall be in accordance with the HOME program standards for homeownership housing. The County intends to ensure affordability by filing necessary liens on the property at a minimum. Minimum period of affordability will be – 5 years for under \$15,000 NSP funds; 10 years affordability for \$15,000-\$40,000; 15 years affordability for over \$40,000. (3) "Housing rehabilitation standards" shall be set forth in the St. Clair County Intergovernmental Grants Department/Community Development Division's Housing Maintenance Standards Handbook, as amended from time to time. These standards require that all buildings purchased for rehabilitation be brought up to local code, that required building permits be obtained, and that appropriate inspections be performed.



Low Income Targeting:

The estimated amount of funds appropriated or otherwise made available under the NSP program to be used to purchase and redevelop abandoned or foreclosed upon homes or residential properties for housing individuals or families whose incomes do not exceed 50% of area median income was originally set at \$600,000. This number represented over 25% of the County NSP allocation. Including the County's program income returned the County vastly exceeded the amount originally allocated.

Acquisition and Relocation:

The County did not originally intend to demolish or convert any properties as part of the NSP program; The County did not demolish or convert any properties thru out the process of our NSP program, therefore, no relocation was required.

Public Comment:

St. Clair County published a notice of the Substantial Amendment in the local newspaper with the greatest circulation. It also made the amendment available to the public by adding it to the County website on that day. The Amendment was made available for a 15-day period beginning, Monday, November 10th and ending at 4:30 p.m. on Monday, November 24th, 2008. Proof of the publication was available on request. Comments were to be addressed to: Ken Hise, Manager; Community Development Division; St. Clair County IGD; #19 Public Square, Suite 200, Belleville, IL 62220; 618-277-6790 ext. 3212; khise@igd.org

Comment #1 from: John Openlander, Village Administrator, Village of Swansea (received via e-mail 11/19/08); Mr. Hise: I have reviewed the Amendment, and I offer no comments for changes. If it is determined that any properties in the Village are eligible for any of the program elements, the Village is interested in pursuing the federal assistance. John Openlander; Comment #2 from: Scott M. Schanuel, AICP, PMP, Project Manager, Woolpert (received via e-mail 11/19/08); Ken, overall I think it looks like a great program and set of activities for in need areas of the County. I do have two comments for you on the St. Clair County Neighborhood Stabilization Program Draft Substantial Amendment to the 2008 Annual Plan. P.12, Item 4 states that rental properties must remain affordable for 50% of AMI in perpetuity through deed restrictions. If this means they will always be rental properties, I would prefer that it said "a portion of the homes" like for other activities. I would hope the "goal" would be home ownership for all properties. P.19, Activity 7—having toured some of these areas, I don't believe \$30,000 in demolition funds is enough to make a dent in the derelict properties. I believe public investment in clean up some of these areas would make them much more attractive for home ownership and encourage everyone to keep up their properties. Thanks for allowing me to comment. The County eventually amended the NSP program to only purchase/rehab and sell to low income buyer foreclosed or abandoned homes in the targeted areas. The County did not address any rental properties or demolition.

Project Summary

Project #	Project Title	Grantee Activity #	Activity Title
2	NSP Homebuyer Program	100	1311 Julie, Cahokia, Illinois
		103	416 N. 38th Street, Belleville, IL
		104	1328 W. Lincoln, Belleville, IL
		105	223 Donald, Cahokia, IL
		106	24 N. Michigan Belleville, IL
		107	509. Church, Belleville, IL
		108	205 3rd Street, Dupo, IL
		109	618 Florence Ave., Dupo, IL
		110	9919 Olympia, Belleville, IL
		111	9817 Olympia, Belleville, IL
		112	#4 Johnson Place, Belleville, IL
		113	425 S. 3rd, Caseyville, IL
		114	9739 Old Lincoln Trail, Fairview Heights, IL
		115	523 Centreville Avenue, Belleville, IL
		116	321 N. 3rd Street, Dupo, IL
		117	100 South 33rd Street, Belleville, IL
		118	419 N. 38th, Belleville, IL
		119	1114 Scheel Street, Belleville, IL
		120	9833 Baltimore, Belleville, IL
		121	108 N. Michigan, Belleville, IL
		2	



		122	625 Wabash Avenue, Belleville, IL
		123	502 N 28th, Belleville, IL
		124	133 S. 33rd Street, Belleville, IL
4	Administration	101	Administration
		102	Planning/Consulting
9999	Restricted Balance	<i>No activities in this project</i>	



Activities

Project # / Title: 2 / NSP Homebuyer Program

Grantee Activity Number: 100
Activity Title: 1311 Julie, Cahokia, Illinois

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

2

Projected Start Date:

09/22/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Activity Status:

Completed

Project Title:

NSP Homebuyer Program

Projected End Date:

03/30/2010

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 117,124.66

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 117,124.66

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

Total	Low	Mod	Low/Mod%
1	1		100.00
1	1		100.00

of Households

Proposed Accomplishments

of Singlefamily Units

of Housing Units

of Properties

Total

1

1

1



Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Reliable Building Services, Inc.

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Reliable Building Services, Inc.

Organization Type

Unknown

Proposed Budget

\$ 117,124.66

Location Description:

1311 Julie, Cahokia

Activity Description:

Acquire single family property located at 1311 Julie, Cahokia

Environmental Assessment: COMPLETED

Environmental Reviews: None

Grantee Activity Number: 103
Activity Title: 416 N. 38th Street, Belleville, IL

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

2

Projected Start Date:

10/07/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Activity Status:

Completed

Project Title:

NSP Homebuyer Program

Projected End Date:

04/30/2010

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 115,947.93

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 115,947.93

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

Total	Low	Mod	Low/Mod%
1	1		100.00
1	1		100.00

of Households

Proposed Accomplishments

of Singlefamily Units

Total

1

of Housing Units

1

of Properties

1

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Reliable Building Services, Inc.

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Reliable Building Services, Inc.

Organization Type

Unknown

Proposed Budget

\$ 115,947.93

Location Description:

416 N. 38th Street, Belleville, IL

Activity Description:

Acquire single family property located at 416 N. 38th, Belleville

Environmental Assessment: COMPLETED

Environmental Reviews: None

Grantee Activity Number: 104
Activity Title: 1328 W. Lincoln, Belleville, IL

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

2

Projected Start Date:

10/08/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Completed

Project Title:

NSP Homebuyer Program

Projected End Date:

07/30/2010

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 128,616.40

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 128,616.40

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

Total	Low	Mod	Low/Mod%
1		1	100.00
1		1	100.00

of Households

Proposed Accomplishments

of Singlefamily Units

of Housing Units

of Properties

Total

1

1

1

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Reliable Building Services, Inc.

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Reliable Building Services, Inc.

Organization Type

Unknown

Proposed Budget

\$ 128,616.40

Location Description:

1328 W. Lincoln, Belleville

Activity Description:

Acquire single family property located at 1328 W. Lincoln, Belleville

Environmental Assessment: COMPLETED

Environmental Reviews: None



Grantee Activity Number: 105
Activity Title: 223 Donald, Cahokia, IL

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

2

Projected Start Date:

10/08/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Completed

Project Title:

NSP Homebuyer Program

Projected End Date:

07/30/2010

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 100,677.94

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 100,677.94

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

Total	Low	Mod	Low/Mod%
1		1	100.00
1		1	100.00

of Households

Proposed Accomplishments

of Singlefamily Units

Total

1

of Housing Units

1

of Properties

1

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Reliable Building Services, Inc.

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Reliable Building Services, Inc.

Organization Type

Unknown

Proposed Budget

\$ 100,677.94

Funding Source Name

program income

Matching Funds

No

Funding Amount

\$ 0.00



Location Description:

223 Donald, Cahokia

Activity Description:

Acquisition/Rehab/For Sale housing, Home will be sold to a low income buyer.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Grantee Activity Number: 106
Activity Title: 24 N. Michigan Belleville, IL

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

2

Projected Start Date:

10/14/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Activity Status:

Completed

Project Title:

NSP Homebuyer Program

Projected End Date:

04/30/2010

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 153,944.36

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 153,944.36

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

Total	Low	Mod	Low/Mod%
1	1		100.00
1	1		100.00

of Households

Proposed Accomplishments

of Singlefamily Units

of Housing Units

of Properties

Total

1

1

1

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Reliable Building Services, Inc.

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Reliable Building Services, Inc.

Organization Type

Unknown

Proposed Budget

\$ 153,944.36

Location Description:

24 N. Michigan Belleville

Activity Description:

Acquire/Rehab/Sell single family home.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Grantee Activity Number: 107
Activity Title: 509. Church, Belleville, IL

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

2

Projected Start Date:

11/16/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Completed

Project Title:

NSP Homebuyer Program

Projected End Date:

10/30/2010

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 138,681.93

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 138,681.93

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

Total	Low	Mod	Low/Mod%
1		1	100.00
1		1	100.00

of Households

Proposed Accomplishments

of Singlefamily Units

of Housing Units

of Properties

Total

1

1

1

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Reliable Building Services, Inc.

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Reliable Building Services, Inc.

Organization Type

Unknown

Proposed Budget

\$ 138,681.93



Location Description:

509 N Church, Belleville, IL

Activity Description:

Purchase/Rehab of Single Family unit, then sell to a low income buyer.

Environmental Assessment: COMPLETED

Environmental Reviews: None



Grantee Activity Number: 108
Activity Title: 205 3rd Street, Dupo, IL

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

2

Projected Start Date:

11/16/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Completed

Project Title:

NSP Homebuyer Program

Projected End Date:

10/30/2010

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 127,220.64

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 127,220.64

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

Total	Low	Mod	Low/Mod%
1		1	100.00
1		1	100.00

of Households

Proposed Accomplishments

of Singlefamily Units

of Housing Units

of Properties

Total

1

1

1

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Reliable Building Services, Inc.

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Reliable Building Services, Inc.

Organization Type

Unknown

Proposed Budget

\$ 127,220.64



Location Description:

205 3rd Street, Dupo, IL

Activity Description:

Acquisition/rehab/sale of a single family unit.

Environmental Assessment: COMPLETED

Environmental Reviews: None



Grantee Activity Number: 109
Activity Title: 618 Florence Ave., Dupo, IL

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

2

Projected Start Date:

11/16/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Activity Status:

Completed

Project Title:

NSP Homebuyer Program

Projected End Date:

10/30/2010

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 160,607.56

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 160,607.56

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

Total	Low	Mod	Low/Mod%
1	1		100.00
1	1		100.00

of Households

Proposed Accomplishments

of Singlefamily Units

of Housing Units

of Properties

Total

1

1

1

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Reliable Building Services, Inc.

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Reliable Building Services, Inc.

Organization Type

Unknown

Proposed Budget

\$ 160,607.56



Location Description:

618 Florence, Dupo, IL

Activity Description:

Acquisition/rehab/sale of single family unit.

Environmental Assessment: COMPLETED

Environmental Reviews: None



Grantee Activity Number: 110
Activity Title: 9919 Olympia, Belleville, IL

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

2

Projected Start Date:

01/15/2010

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Completed

Project Title:

NSP Homebuyer Program

Projected End Date:

10/15/2010

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 130,735.63

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 130,735.63

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

Total	Low	Mod	Low/Mod%
1		1	100.00
1		1	100.00

of Households

Proposed Accomplishments

of Singlefamily Units

Total

1

of Housing Units

1

of Properties

1

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

West End Redevelopment

Proposed budgets for organizations carrying out Activity:

Responsible Organization

West End Redevelopment

Organization Type

Unknown

Proposed Budget

\$ 130,735.63

Location Description:

9919 Olympia, Belleville, IL

Activity Description:

Acquisition/Rehab/sale of single family home to low income buyer.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Grantee Activity Number: 111
Activity Title: 9817 Olympia, Belleville, IL

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

2

Projected Start Date:

01/06/2010

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Completed

Project Title:

NSP Homebuyer Program

Projected End Date:

07/30/2010

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 133,881.40

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 133,881.40

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

Total	Low	Mod	Low/Mod%
1		1	100.00
1		1	100.00

of Households

Proposed Accomplishments

of Singlefamily Units

of Housing Units

of Properties

Total

1

1

1

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

West End Redevelopment

Proposed budgets for organizations carrying out Activity:

Responsible Organization

West End Redevelopment

Organization Type

Unknown

Proposed Budget

\$ 133,881.40

Location Description:

9817 Olympia, Belleville

Activity Description:

Acquire rehab and sell single family property located at 9817 Olympia

Environmental Assessment: COMPLETED

Environmental Reviews: None

Grantee Activity Number: 112
Activity Title: #4 Johnson Place, Belleville, IL

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

2

Projected Start Date:

03/01/2010

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Completed

Project Title:

NSP Homebuyer Program

Projected End Date:

08/01/2010

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 158,225.20

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 158,225.20

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

Total	Low	Mod	Low/Mod%
1		1	100.00
1		1	100.00

of Households

Proposed Accomplishments

of Singlefamily Units

Total

1

of Housing Units

1

of Properties

1

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Reliable Building Services, Inc.

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Reliable Building Services, Inc.

Organization Type

Unknown

Proposed Budget

\$ 158,225.20



Location Description:

#4 Johnson Place, Belleville, IL

Activity Description:

acquisition/rehab/sell single family unit to low/moderate income persons

Environmental Assessment: COMPLETED

Environmental Reviews: None



Grantee Activity Number: 113
Activity Title: 425 S. 3rd, Caseyville, IL

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

2

Projected Start Date:

03/01/2010

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Completed

Project Title:

NSP Homebuyer Program

Projected End Date:

12/22/2010

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 116,717.26

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 116,717.26

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

Total	Low	Mod	Low/Mod%
1		1	100.00
1		1	100.00

of Households

Proposed Accomplishments

of Singlefamily Units

of Housing Units

of Properties

Total

1

1

1

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Reliable Building Services, Inc.

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Reliable Building Services, Inc.

Organization Type

Unknown

Proposed Budget

\$ 116,717.26

Location Description:

425 S. 3rd ,Caseyville IL

Activity Description:

acquisition/rehab/sell single family unit to low/moderate income buyer

Environmental Assessment: COMPLETED

Environmental Reviews: None



Grantee Activity Number: 114
Activity Title: 9739 Old Lincoln Trail, Fairview Heights, IL

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

2

Projected Start Date:

04/01/2010

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Completed

Project Title:

NSP Homebuyer Program

Projected End Date:

10/01/2010

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 147,548.21

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 147,548.21

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

Total	Low	Mod	Low/Mod%
1		1	100.00
1		1	100.00

of Households

Proposed Accomplishments

of Singlefamily Units

of Housing Units

of Properties

Total

1

1

1

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Cornerstone Realty

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Cornerstone Realty

Organization Type

Unknown

Proposed Budget

\$ 147,548.21

Location Description:

9739 Old Lincoln Trail, Fairview Hts, IL

Activity Description:

Purchase, rehab and sell single family unit to low/moderate income buyer.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Grantee Activity Number: 115
Activity Title: 523 Centreville Avenue, Belleville, IL

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

2

Projected Start Date:

06/01/2010

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Completed

Project Title:

NSP Homebuyer Program

Projected End Date:

12/31/2010

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 172,869.50

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 172,869.50

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

Total	Low	Mod	Low/Mod%
1		1	100.00
1		1	100.00

of Households

Proposed Accomplishments

of Singlefamily Units

of Housing Units

of Properties

Total

1

1

1

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Reliable Building Services, Inc.

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Reliable Building Services, Inc.

Organization Type

Unknown

Proposed Budget

\$ 172,869.50



Location Description:

523 Centreville Avenue, Belleville, IL

Activity Description:

Acquisition/Rehab and sell to a low income buyer.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Grantee Activity Number: 116
Activity Title: 321 N. 3rd Street, Dupo, IL

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

2

Projected Start Date:

10/22/2010

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Completed

Project Title:

NSP Homebuyer Program

Projected End Date:

10/28/2011

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 146,535.80

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 3,066.38

Total Funds: \$ 149,602.18

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

Total	Low	Mod	Low/Mod%
1		1	100.00
1		1	100.00

of Households

Proposed Accomplishments

of Singlefamily Units

of Housing Units

of Properties

Total

1

1

1

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Reliable Building Services, Inc.

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Reliable Building Services, Inc.

Organization Type

Unknown

Proposed Budget

\$ 146,535.80

Funding Source Name

program income

Matching Funds

No

Funding Amount

\$ 3,066.38



Location Description:

321 N. 3rd, Dupo, IL

Activity Description:

Acquisition/Rehab/For Sale of single family home. Home sold to a low income buyer.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Grantee Activity Number: 117
Activity Title: 100 South 33rd Street, Belleville, IL

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

2

Projected Start Date:

06/08/2011

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Activity Status:

Completed

Project Title:

NSP Homebuyer Program

Projected End Date:

03/30/2012

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 156,658.64

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 156,317.71

Total Funds: \$ 312,976.35

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

Total	Low	Mod	Low/Mod%
1	1		100.00
1	1		100.00

of Households

Proposed Accomplishments

of Singlefamily Units

Total

1

of Housing Units

1

of Properties

1

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Reliable Building Services, Inc.

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Reliable Building Services, Inc.

Organization Type

Unknown

Proposed Budget

\$ 156,658.64

Funding Source Name

program income

Matching Funds

No

Funding Amount

\$ 156,317.71



Location Description:

100 South 33rd Street, Belleville, IL

Activity Description:

Acquisition/Rehab and sell to a low income buyer

Environmental Assessment: COMPLETED

Environmental Reviews: None

Grantee Activity Number: 118
Activity Title: 419 N. 38th, Belleville, IL

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

2

Projected Start Date:

06/15/2011

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Activity Status:

Completed

Project Title:

NSP Homebuyer Program

Projected End Date:

06/20/2012

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 138,360.19

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 138,059.08

Total Funds: \$ 276,419.27

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

Total	Low	Mod	Low/Mod%
1	1		100.00
1	1		100.00

of Households

Proposed Accomplishments

of Singlefamily Units

Total

1

of Housing Units

1

of Properties

1

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Reliable Building Services, Inc.

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Reliable Building Services, Inc.

Organization Type

Unknown

Proposed Budget

\$ 138,360.19

Funding Source Name

program income

Matching Funds

No

Funding Amount

\$ 138,059.08



Location Description:

419 N. 38th Street, Belleville, IL

Activity Description:

Acquisition, rehabilitation and sell single family home

Environmental Assessment: COMPLETED

Environmental Reviews: None

Grantee Activity Number: 119
Activity Title: 1114 Scheel Street, Belleville, IL

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

2

Projected Start Date:

01/05/2012

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Activity Status:

Completed

Project Title:

NSP Homebuyer Program

Projected End Date:

12/30/2012

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 153,892.30

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 153,892.30

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

Total	Low	Mod	Low/Mod%
1	1		100.00
1	1		100.00

of Households

Proposed Accomplishments

of Singlefamily Units

Total

1

of Housing Units

1

of Properties

1

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Reliable Building Services, Inc.

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Reliable Building Services, Inc.

Organization Type

Unknown

Proposed Budget

\$ 153,892.30

Funding Source Name

program income

Matching Funds

No

Funding Amount

\$ 0.00



Location Description:

Activity Description:

Environmental Assessment: COMPLETED

Environmental Reviews: None



Grantee Activity Number: 120
Activity Title: 9833 Baltimore, Belleville, IL

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

2

Projected Start Date:

03/30/2012

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Completed

Project Title:

NSP Homebuyer Program

Projected End Date:

05/01/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 130,011.08

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 129,728.14

Total Funds: \$ 259,739.22

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

Total	Low	Mod	Low/Mod%
1	1		100.00
1	1		100.00

of Households

Proposed Accomplishments

of Singlefamily Units

of Housing Units

of Properties

Total

1

1

1

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

West End Redevelopment

Proposed budgets for organizations carrying out Activity:

Responsible Organization

West End Redevelopment

Organization Type

Unknown

Proposed Budget

\$ 130,011.08

Funding Source Name

program income

Matching Funds

No

Funding Amount

\$ 129,728.14



Location Description:

Acquisition/rehab/sale of single family property. To be sold to low income buyer. 9833 Baltimore, Belleville.

Activity Description:

Acquisition/rehab/sale of single family property. To be sold to low income buyer. 9833 Baltimore, Belleville.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Grantee Activity Number: 121
Activity Title: 108 N. Michigan, Belleville, IL

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

2

Projected Start Date:

06/01/2012

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Activity Status:

Completed

Project Title:

NSP Homebuyer Program

Projected End Date:

03/01/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 167,382.62

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 167,382.62

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

Total	Low	Mod	Low/Mod%
1	1		100.00
1	1		100.00

of Households

Proposed Accomplishments

of Singlefamily Units

of Housing Units

of Properties

Total

1

1

1

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Reliable Building Services, Inc.

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Reliable Building Services, Inc.

Organization Type

Unknown

Proposed Budget

\$ 167,382.62

Funding Source Name

program income

Matching Funds

No

Funding Amount

\$ 0.00



Location Description:

108 N. Michigan, Belleville, IL

Activity Description:

Acquire/Rehab and sell property to low income household.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Grantee Activity Number: 122
Activity Title: 625 Wabash Avenue, Belleville, IL

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

2

Projected Start Date:

11/01/2012

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Activity Status:

Completed

Project Title:

NSP Homebuyer Program

Projected End Date:

08/30/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 162,585.18

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 162,585.18

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

Total	Low	Mod	Low/Mod%
1	1		100.00
1	1		100.00

of Households

Proposed Accomplishments

of Singlefamily Units

Total

1

of Housing Units

1

of Properties

1

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Reliable Building Services, Inc.

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Reliable Building Services, Inc.

Organization Type

Unknown

Proposed Budget

\$ 162,585.18



Location Description:

625 Wabash Avenue, Belleville

Activity Description:

Acquisition, rehab, sale to low income homebuyer.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Grantee Activity Number: 123
Activity Title: 502 N 28th, Belleville, IL

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

2

Projected Start Date:

05/15/2013

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Activity Status:

Completed

Project Title:

NSP Homebuyer Program

Projected End Date:

05/01/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 145,826.25

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 145,826.25

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

Total	Low	Mod	Low/Mod%
1	1		100.00
1	1		100.00

of Households

Proposed Accomplishments

of Singlefamily Units

of Housing Units

of Properties

Total

1

1

1

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Reliable Building Services, Inc.

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Reliable Building Services, Inc.

Organization Type

Unknown

Proposed Budget

\$ 145,826.25

Location Description:

502 N. 28th Street, Belleville, IL

Activity Description:

Acquisition/Rehab/Sale to a low income buyer.

Environmental Assessment: COMPLETED

Environmental Reviews: None



Grantee Activity Number: 124
Activity Title: 133 S. 33rd Street, Belleville, IL

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

2

Projected Start Date:

05/19/2014

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Activity Status:

Completed

Project Title:

NSP Homebuyer Program

Projected End Date:

05/01/2015

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 170,270.56

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 170,270.56

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

Total	Low	Mod	Low/Mod%
1	1		100.00
1	1		100.00

of Households

Proposed Accomplishments

of Singlefamily Units

Total

1

of Housing Units

1

of Properties

1

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Reliable Building Services, Inc.

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Reliable Building Services, Inc.

Organization Type

Unknown

Proposed Budget

\$ 170,270.56



Location Description:

133 S. 33rd, Belleville

Activity Description:

Acquisition, rehab sale of low income unit.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Project # / Title: 4 / Administration

Grantee Activity Number: 101
Activity Title: Administration

Activity Type:

Administration

Project Number:

4

Projected Start Date:

09/22/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

Not Applicable - (for Planning/Administration or Unprogrammed Funds only)

Activity Status:

Completed

Project Title:

Administration

Projected End Date:

02/28/2013

Project Draw Block Date by HUD:**Activity Draw Block Date by HUD:**

Total Budget: \$ 313,251.68

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 313,251.68

Benefit Report Type:

NA



Activity is being carried out by Grantee:

No

Activity is being carried out through:**Organization carrying out Activity:**

ST. Clair County IGD

Proposed budgets for organizations carrying out Activity:**Responsible Organization**

ST. Clair County IGD

Organization Type

Unknown

Proposed Budget

\$ 313,251.68

Location Description:

19 Public Square, Suite 200, Belleville, IL

Activity Description:

Administration

On August 11, 2017 HUD approved transfer of NSP program income funds to the CDBG program in the amount of \$150,570.19. These funds were earned in activities 105, 109, 111, 117, 118, 119, 120, 121, 122, 124. These receipts originally entered, October 14, 2016 have been cancelled and re-entered in IDIS.

Environmental Assessment: EXEMPT

Environmental Reviews: None

Activity Supporting Documents

Document NSP Approval Letter for transfer of program income.pdf

Grantee Activity Number: 102
Activity Title: Planning/Consulting

Activity Type:

Planning

Project Number:

4

Projected Start Date:

09/22/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

Not Applicable - (for Planning/Administration or Unprogrammed Funds only)

Activity Status:

Completed

Project Title:

Administration

Projected End Date:

02/28/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 52,202.50

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 52,202.50

Benefit Report Type:

NA

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

ST. Clair County IGD

Proposed budgets for organizations carrying out Activity:

Responsible Organization

ST. Clair County IGD

Organization Type

Unknown

Proposed Budget

\$ 100,000.00

Location Description:

19 Public Square, Belleville, IL 62221

Activity Description:

Planning/Consulting



Environmental Assessment: EXEMPT

Environmental Reviews: None

Action Plan Comments:

Reviewer - the following website has info on nsp training and regulations

<http://hudnsphelp.info/>

<http://hudnsphelp.info/index.cfm?do=viewResourcesByTopic&topicId=1>

Reviewer - Verified admin costs do not exceed maximum threshold. Grantee allocating \$100,000. Advised grantee to keep going to www.hud.gov/nspta to verify regulations

- Reviewer - Grantee made corrections to project status thereby triggering an amendment; amendment approved.
- Reviewer - Grantee made budget corrections per TA provider so as to continue to proceed with closeout
- Reviewer - Approved to allow for DRGR clean-up and activity budget corrections. To proceed with closeout.
- Reviewer - Action Plan was revised to address a financial reconciliation related to admin and program delivery in AP projects. Reconciliation is complete and approved so that grantee can proceed with next steps for closeout.
- Reviewer - Amended to close projects and for program income transfer.

Action Plan History

Version	Date
B-08-UN-17-0006 AP#1	09/16/2010
B-08-UN-17-0006 AP#2	07/14/2011
B-08-UN-17-0006 AP#3	01/06/2012
B-08-UN-17-0006 AP#4	01/24/2012
B-08-UN-17-0006 AP#5	04/05/2012
B-08-UN-17-0006 AP#6	04/05/2012
B-08-UN-17-0006 AP#7	04/10/2012
B-08-UN-17-0006 AP#8	04/17/2012
B-08-UN-17-0006 AP#9	06/20/2012
B-08-UN-17-0006 AP#10	07/03/2012
B-08-UN-17-0006 AP#11	07/18/2012
B-08-UN-17-0006 AP#12	08/06/2012
B-08-UN-17-0006 AP#13	10/16/2012
B-08-UN-17-0006 AP#14	12/12/2012
B-08-UN-17-0006 AP#15	01/29/2013
B-08-UN-17-0006 AP#16	02/25/2013
B-08-UN-17-0006 AP#17	03/05/2013



B-08-UN-17-0006 AP#18	03/14/2013
B-08-UN-17-0006 AP#19	04/18/2013
B-08-UN-17-0006 AP#20	04/25/2013
B-08-UN-17-0006 AP#21	10/23/2013
B-08-UN-17-0006 AP#22	10/30/2013
B-08-UN-17-0006 AP#23	11/14/2013
B-08-UN-17-0006 AP#24	07/09/2014
B-08-UN-17-0006 AP#25	01/20/2015
B-08-UN-17-0006 AP#26	04/14/2015
B-08-UN-17-0006 AP#27	01/04/2016
B-08-UN-17-0006 AP#28	11/21/2016
B-08-UN-17-0006 AP#29	01/25/2017
B-08-UN-17-0006 AP#30	05/09/2017
B-08-UN-17-0006 AP#31	07/11/2017
B-08-UN-17-0006 AP#32	10/04/2017

