

Action Plan

Grantee: Will County, IL

Grant: B-08-UN-17-0007

LOCCS Authorized Amount:	\$ 5,160,424.00
Grant Award Amount:	\$ 5,160,424.00
Status:	Reviewed and Approved
Estimated PI/RL Funds:	\$ 7,939,576.00
Total Budget:	\$ 13,100,000.00

Funding Sources

No Funding Sources Found

Narratives

Areas of Greatest Need:

Will County has a long history of working with community groups such as: Habitat for Humanity, Cornerstone, Trinity, Lamb's Fold, and the Joliet Housing Authority to make affordable housing available within the county. Working with these partnerships over the last two decades, the Community Development Team within Will County has developed both new housing and rehabilitated existing housing stock for low and moderate income individuals and families utilizing resources from the CDBG and Home Grant programs. Will County Community Development is also in the second year of providing a Lead Stabilization program for residents within the Will County geographic area. NSP funds, however, must go to the geographic areas of greatest need, which have been identified by cross-referencing data detailing foreclosure and pre-foreclosure activity with HUD's foreclosure and abandonment risk score data. The following census tracts have been identified as current areas of greatest need; however, Will County reserves the right to identify additional areas of greatest need and to remove areas from this list as shifts in foreclosure data are documented by HUD and/or Will County. Will County also reserves the right to fund the purchase of blighted and/or foreclosed and abandoned properties located outside the following census tracts. Such actions will not be considered a Substantial Amendment to the Action Plan and will proceed in accordance with Will County's Citizen Participation guidelines and procedures. The tracts that have been identified are included as attachments within each activity defined later in the Action Plan.

Distribution and and Uses of Funds:

Section 2301(c)(2) of HERA requires that funds be distributed to the areas of greatest need based on the three stipulated need categories: Areas with greatest percentage of home foreclosures, highest percentage of subprime mortgages, and areas likely to face a significant rise in home foreclosures over the next 18 months. In order to focus on the areas of greatest need that meet the spirit of this program and where the impact would be the greatest, we selected only census tracts that met the following criteria: Areas flagged as Low.Moderate, and Middle Income Eligible, An Estimated Foreclosure Abandonment Risk Score of 7 or higher, and Total Persons in a particular census tract of greater than 500.

1) Areas with greatest percentage of home foreclosures:

As listed in the table above and coupled with the criteria for overall greatest need areas listed above, Will County has identified the areas of greatest percentage of home foreclosures by selecting tracts that had current foreclosure rates of greater than 5%. Purchasing, rehabbing, reselling, and renting homes in these areas will be the highest priority use of the NSP funds.

2. Areas with the highest percentage of homes financed by a subprime mortgage:

As listed in the table above and coupled with the criteria for overall greatest need areas listed above, Will County has selected the areas with a rate of subprime mortgages greater than 25% of all the mortgages written in that census tract. Since all these census tracts are included in the areas of greatest need identified above, purchasing, rehabbing, reselling, and renting homes in these areas will be the highest priority use of the NSP funds.

3. Areas likely to face a significant rise in the rate of home foreclosures:

As listed in the table above and coupled with the criteria for overall greatest need areas listed above, Will County has identified the areas where the greatest potential of home foreclosures may occur by selecting tracts that had a Predicted 18 Month



Underlying Problem Foreclosure Rate of greater than 5%. Since the NSP funds may not be used for foreclosure prevention, nor can houses be purchased with NSP funding until a foreclosure occurs, Will County will monitor these areas for continued foreclosure activity. Purchasing, rehabbing, re-selling, and renting homes in these areas will be the second highest priority use of the NSP funds.

Definitions and Descriptions:

1. The Substantial Amendment defines "blighted structure" to mean a structure that (a) is abandoned; (b) meets the definition of "Unsafe Structure" under the 2006 International Property Maintenance Code, as adopted by Will County which is: "Any building or structure found to be dangerous to the life, health, property or safety of the public or the occupants of the structure by providing minimum safeguards to protect or warn occupants in the event of fire, or because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation, that partial or complete collapse is possible, and (c) is not able to be restored to a safe condition."

2. "Affordable rents" shall mean the Maximum Allowable High HOME Rents as published by HUD from time to time. These rents also include utilities. If the tenant pays utilities, a utility allowance must be subtracted from the maximum allowable rent to determine the maximum contract rent. Utility allowances will be calculated according to current Will County HOME Program guidelines.

3. "Continued affordability" shall be in accordance with the HOME program standards at 24 CFR 92.252(a), (c), (e), and (f) for rental properties and 24 CFR 92.254 for home ownership housing.

4. "Housing rehabilitation standards" shall at a minimum meet current County and Local building codes and 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 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 percent of area median income is \$1,300,000. This number represents 25% of the Will County NSP allocation. Additionally, 25% of NSP program income will be made available for households at less than 50 percent area median income.

Acquisition and Relocation:

Will County does not intend to demolish or convert any low and moderate income dwelling units. However, should it become necessary to undertake demolition and/or conversion, Will County is providing the following required information:

a) Number of low and moderate income dwelling units reasonably expected to be demolished or converted as a direct result of NSP-assisted activities: One (1) per year for a total of four (4) over the life of the program.

b) The number of NSP affordable housing units that will be made available: Fifteen (15) units will be produced under the NSP Homebuyer Program Activity between February, 2009 and July, 2010 and will be for households at less than 120% AMI.

c) The number of dwelling units reasonably expected to be made available for households whose income does not exceed 50 percent of area median income: Seven (7) units will be produced under the NSP Rental Program Activity between February, 2009 and July, 2010.

With respect to determining the appropriate valuation of a property prior to acquisition so as to determine the discounted value at which we can purchase, Will County will procure an appraisal by a certified Appraiser prior to closing. Homes must be purchased for a minimum of 5% less than the current market appraised value. Because appraising homes is becoming increasingly difficult due to the number of foreclosed properties on the market and the falling value of comparable listing, Will County reserves the right to adopt an alternate method of establishing value, should a new methodology be approved by HUD.

Public Comment:

Citizen Participation:

In order to expedite the grant-making process, HUD permitted a citizen participation alternative requirement comprised of the following steps:

A) The proposed action plan amendment is to be published via the usual methods and on the Internet for no less than 15 calendar days of public comment;

B) Final action plan amendment must be posted on the Internet and submitted to HUD by December 1, 2008. The grant application includes Standard Form 424 (SF-424) and certifications.

The following activities were carried out to promote citizen participation:

A) Ron Pullman, Director of Community Development for Will County, met with the County Advisory Board on Monday, October 20th to discuss the NSP Grant and potential implementations.

B) A Public Notice was printed in the Herald News and posted on the Will County Website <http://www.willcountylanduse.com/> on Thursday, October 30, 2008. The notice described the Proposed Substantial Amendment, resources available, and contact person for further information.

C) The Public Notice was broadcast electronically to all of the members of the Continuum.

When available:

A) A copy of the Proposed Substantial Amendment will be made available to the public via the Will County Website <http://www.willcountylanduse.com/> and also broadcast to the Continuum Agencies on November 5, 2008.

B) The date/location (November 10, 2008 at the Will County Office Building) for the Public Hearing concerning the contents of the Substantial Amendment and proposed execution of the plan described in it was also established in the Public Notice.

C) A resolution authorizing the submittal of the Proposed Substantial Amendment will be placed on the agenda of the November 20, 2008 meeting of the County Board for approval.

Public Comment



Following is a summary of public comments received to the proposed NSP Substantial Amendment from Will County Citizens for the comment period which began November 5, 2008 and ended on November 20, 2008.
 No public comments were received from the Citizens of Will County during this public comment period.

Project Summary

Project #	Project Title	Grantee Activity #	Activity Title
1	Acquisition/Rehabilitation/Counseli	2008-1	NSP LH25 - Rental_Home Ownership Program
		2008-2	NSP Homebuyer Program
		2008-3	Homebuyer Counseling
2	Administration	2008-4	Administration
3	Financing Mechanisms	2008-6	Financing Mechanisms
4	Demolition	2008-5	NSP Demolition
9999	Restricted Balance	<i>No activities in this project</i>	



Activities

Project # / Title: 1 / Acquisition/Rehabilitation/Counseling

Grantee Activity Number: 2008-1
Activity Title: NSP LH25 - Rental_Home Ownership Program

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 1

Projected Start Date:
 03/16/2009

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.

Environmental Assessment:
 COMPLETED

Benefit Report Type:
 Direct (Households)

Activity Status:
 Completed
Project Title:
 Acquisition/Rehabilitation/Counseling

Projected End Date:
 09/30/2015

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 4,300,000.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 4,300,000.00

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Renter Households	1	1		100.00
# Owner Households	6	6		100.00
# of Households	7	7		100.00

Proposed Accomplishments	Total
# of Singlefamily Units	7
# of Housing Units	7
# ELI Households (0-30% AMI)	
# of Properties	7



Activity is being carried out by Grantee:

Yes

Activity is being carried out through:

Grantee Employees and Contractors

Organization carrying out Activity:

Will County,IL

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Will County,IL	Unknown	\$ 4,300,000.00

Location Description:

The following census tracts have been identified as potential starting areas for purchase, rehab, and renting of foreclosed properties meeting the low income housing requirement for those below 50% AMI: 8812.00 Block 3; 8822.00 Blocks 2,4,5; and 8823.00 Blocks 1,2. Other census tracts with equal need will be selected and identified over the course of the program as funds are made available. These can be found in the attached Will County Eligible Census Tract Table.

Activity Description:

This activity will address neighborhood stabilization in five to seven census tracts listed above through purchase, rehab, and renting or re-sale of foreclosed properties Purchase of specific foreclosed properties will be dependent on highest degree of neighborhood need and availability of foreclosed, moderately priced properties. Funds used for this activity will be used to meet the low income housing requirement for those below 50% of area median income. The tenure of the beneficiaries for this activity will be rental/resale. For rentals,the property owner (landlord) will certify the property remains affordable for the term of the affordability period. The following affordability guidelines will apply to properties purchased and rehabilitated for purpose of rental activities undertaken by NSP funding: Average Per-Unit NSP \$ Minimum Affordability Period <\$15,000/unit 5 years \$15,000-\$40,000/unit 10 years >\$40,000 unit 15 years New Construction of rental units or acquisition of new units will have a minimum affordability period of 20 years for any amount of NSP funds used on such project. Will County will partner with the organizations such as: Cornerstone, Lamb's Fold, Trinity Services, and Will-Grundy Center for Independent Living to select properties in the prescribed areas that help meet the needs of individuals/families meeting the income requirements established for this activity. Disposition of these properties to partner organizations/general public may include outright sale to or an equity sharing agreement. Program Income obtained from disposition to not for profit partners or the general public under any arrangement may be used to expand the scope of this activity and grow the number of Rental Units and home ownership opportunities to be available to individuals/families meeting the 50% AMI requirement.

Activity Supporting Documents





Grantee Activity Number: 2008-2
Activity Title: NSP Homebuyer Program

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 1

Projected Start Date:
 03/16/2009

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

Environmental Assessment:
 COMPLETED

Benefit Report Type:
 Direct (Households)

Activity Status:
 Completed
Project Title:
 Acquisition/Rehabilitation/Counseling

Projected End Date:
 09/30/2015

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 7,125,415.21
Most Impacted and Distressed Budget: \$ 0.00
Other Funds: \$ 0.00
Total Funds: \$ 7,125,415.21

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	15		15	100.00
# of Households	15		15	100.00

Proposed Accomplishments	Total
# of Singlefamily Units	15
# of Housing Units	15
# of Properties	15

Activity is being carried out by Grantee:
 Yes

Activity is being carried out through:
 Grantee Employees and Contractors

Organization carrying out Activity:
 Will County,IL

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Will County,IL	Unknown	\$ 7,125,415.21



Location Description:

The following census tracts have been identified as potential starting areas for purchase, rehab, and sale of foreclosed properties meeting the low-middle income housing requirement for those at 50-120% AMI: 8812.00 Block 3; 8822.00 Blocks 2,4,5; 8823.00 Blocks 1,2; 8807.00 Blocks 1,4; 8816.00 Block 1; 8809.00 Blocks 1-4; 8838.07 Blocks 1,4; 8802.01 Blocks 1-5; 8802.01(U) Block 5; 8802.02 Blocks 1-3; 8805.01 Blocks 1-4; 8805.01(U) Blocks 1,5; 8836.04 Block 1; 8829.00 Blocks 1-2. Other census tracts with equal need will be selected and identified over the course of the program as funds are made available. These can be found in the attached Will County Eligible Census Tract Table.

Activity Description:

This activity will address neighborhood stabilization in three to five census tracts listed above through purchase, rehab, and re-sale of foreclosed properties. The specific neighborhoods within the census tracts will be identified at the time the NSP funds are available for drawdown and as the program progresses. Purchase of specific foreclosed properties will be dependent on highest degree of neighborhood need and availability of foreclosed, moderately priced properties. The tenure of the beneficiaries will be the home owner. In order to meet the objective of homeownership, Will County may offer potential homebuyers several options to achieve that goal including: lease with option to buy in a specified time frame; outright purchase with the potential for down payment and closing cost assistance in the form of a 0% interest payment deferred loans, or a shared equity agreement. The term of assistance for any arrangement, will be until the homebuyer sells the home or the home is no longer the homebuyer's principal residence. Such deferred, soft second loans will be considered a financing mechanism under NSP (A) and, as such, funds received by Will County in repayment of such loans may be retained by Will County and treated as CDBG funds to be used in accordance with Section 2301 of HERA. The period of affordability for each home will be based on current HOME guidelines as follows: NSP Funds provided Minimum Affordability Period Less than \$15,000 5 years \$15,000-\$40,000 10 years Greater than \$40,000 15 years Affordability will be enforced through deed restriction, shared equity agreements, or land trust models. All homes under this activity will use the HOME program method of recapture. Recapture (see section C.3. above) will be triggered through placing a mortgage on the property. All properties acquired under this activity must meet the required purchase discount of at least 5% less than current market appraised value, and must be as high as required to keep the total NSP portfolio within the required purchase discount level. As program income is received, neighborhood stabilization through homebuyer activity may be expanded to additional census tracts as funds permit. If a home acquired through this homebuyer activity is not able to be sold to a homebuyer within a reasonable period of time, as determined in the sole discretion of Will County, such home may be temporarily rented to a household at less than 120% AMI and sold at a later date or leased with option to buy to an income qualified household.

Activity Supporting Documents

Document Will County Eligible Census Tract Table.xlsx



Grantee Activity Number: 2008-3
Activity Title: Homebuyer Counseling

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 1

Projected Start Date:
 03/16/2009

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

Environmental Assessment:
 COMPLETED

Benefit Report Type:
 Direct (Households)

Activity Status:
 Completed
Project Title:
 Acquisition/Rehabilitation/Counseling

Projected End Date:
 07/30/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 34,584.79
Most Impacted and Distressed Budget: \$ 0.00
Other Funds: \$ 0.00
Total Funds: \$ 34,584.79

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	15		15	100.00
# of Households	15		15	100.00

Proposed Accomplishments	Total
# of Singlefamily Units	15
# of Housing Units	15
# of Properties	15

Activity is being carried out by Grantee:
 Yes

Activity is being carried out through:
 Grantee Employees and Contractors

Organization carrying out Activity:
 Will County,IL

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Will County,IL	Unknown	\$ 34,584.79



Location Description:

This activity will provide the homebuyer counseling required under the NSP. Counseling services may include, but are not limited to, eight required hours of counseling, individual financial literacy assistance, individual case management, and follow-up.

Activity Description:

\$ 40,000 public NSP funds; Budget includes offering counseling services to 100 clients who are prospective tenants or homebuyers of the NSP properties over a five year period to produce 15-22 qualified buyers. (Additional funds may be transferred to this activity from Activity 4 "Administration" as needed).

Project # / Title: 2 / Administration

Grantee Activity Number: 2008-4
Activity Title: Administration

Activity Type:

Administration

Project Number:

2

Projected Start Date:

03/16/2009

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

Environmental Assessment:

EXEMPT

Benefit Report Type:

NA

Activity Status:

Completed

Project Title:

Administration

Projected End Date:

09/30/2015

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 1,100,000.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 1,100,000.00



Activity is being carried out by Grantee:

Yes

Activity is being carried out through:

Grantee Employees and Contractors

Organization carrying out Activity:

Will County,IL

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Will County,IL

Organization Type

Unknown

Proposed Budget

\$ 1,100,000.00

Location Description:

Census tracts identified in sthe Areas of Greatest Need section of the Action Plan; other census tracts with equal need, as they are identified over the course of the program.These can be found in the attached Will County Eligible Census Tract Table.

Activity Description:

This activity will provide the general administration and planning activities required to receive NSP funding and implement a successful NSP program.

Activity Supporting Documents

Document

Will County Eligible Census Tract Table.xlsx

Project # / Title: 3 / Financing Mechanisms

Grantee Activity Number:

2008-6

Activity Title:

Financing Mechanisms

Activitiy Type:

Homeownership Assistance to low- and moderate-income

Project Number:

3

Projected Start Date:

03/16/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

Activity Status:

Completed

Project Title:

Financing Mechanisms

Projected End Date:

09/30/2015

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget:

\$ 400,000.00

Most Impacted and

Distressed Budget:

\$ 0.00



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

Environmental Assessment:
COMPLETED

Other Funds: \$ 0.00
Total Funds: \$ 400,000.00

Benefit Report Type:
Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	15		15	100.00
# of Households	15		15	100.00

Proposed Accomplishments	Total
# of Singlefamily Units	15
# of Housing Units	15

Activity is being carried out by Grantee:
Yes

Activity is being carried out through:
Grantee Employees and Contractors

Organization carrying out Activity:
Will County,IL

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Will County,IL	Unknown	\$ 400,000.00

Location Description:

Census tracts identified above; other census tracts with equal need, as they are identified over the course of the program. These can be found in the attached Will County Eligible Census Tract Table.

Activity Description:

This activity will address neighborhood stabilization in one to five census tracts listed above through the establishment of financing mechanisms for purchase and redevelopment of foreclosed upon homes and residential properties, including such mechanisms as soft-second, loan loss reserves, and shared-equity loans for low- and moderate-income homebuyers. The specific neighborhoods within the census tracts will be identified at the time the NSP funds are available for drawdown and as the program progresses. Purchase of specific foreclosed properties will be dependent on highest degree of neighborhood need and availability of foreclosed, moderately priced properties. The tenure of the beneficiaries will be home ownership. Will County will provide 0% interest, payment deferred loans to the homebuyer beneficiaries of this activity who may directly purchase foreclosed properties without title to such property passing through Will County or a sub-recipient agency of Will County. The term of assistance, therefore, will be until the homebuyer sells the home or the home is no longer the homebuyer's principal residence. Funds received by Will County in repayment of such loans may be retained by Will County and treated as CDBG funds to be used in accordance with Section 2301 of HERA. Affordability periods will use the HOME guidelines as specified in Activities 1 and 2 above. Affordability will be enforced through deed restriction, shared equity agreements, or land trust models. Home monitoring will be consistent with HOME guidelines specified in Activities 1 and 2 above. All homes under this activity will use the HOME program method of recapture as described in section C.3 above will be triggered through placing a mortgage on the property. All properties acquired under this activity must meet the required purchase discount of at least 5% less than current market appraised value, and must be as high as required to keep the total NSP portfolio within the required purchase discount level. Minor rehab will be allowed in this activity.

Activity Supporting Documents

Document Will County Eligible Census Tract Table.xlsx

Project # / Title: 4 / Demolition

Grantee Activity Number: 2008-5
Activity Title: NSP Demolition

Activity Type:

Clearance and Demolition

Project Number:

4

Projected Start Date:

03/16/2009

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

Environmental Assessment:

COMPLETED

Benefit Report Type:

Area Benefit (Census)

Activity Status:

Completed

Project Title:

Demolition

Projected End Date:

09/30/2015

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 140,000.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 140,000.00

Proposed Beneficiaries

of Persons

Total	Low	Mod	Low/Mod%
2	2		100.00

Proposed Accomplishments

of Singlefamily Units

Total

2

of Housing Units

2

of Non-business Organizations benefitting

of Businesses

of public facilities

of buildings (non-residential)

of Properties

2

LMI%:	
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Activity is being carried out by Grantee:

Yes

Activity is being carried out through:

Grantee Employees and Contractors

Organization carrying out Activity:

Will County,IL

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Will County,IL	Unknown	\$ 140,000.00

Location Description:

The following census tracts have been identified as potential starting areas for demolition and redevelopment of foreclosed properties meeting the low-middle income housing requirement for those at 50-120% AMI: 8812.00 Block 3; 8822.00 Blocks 2,4,5; 8823.00 Blocks 1,2; 8807.00 Blocks 1,4; 8816.00 Block 1; 8809.00 Blocks 1-4; 8838.07 Blocks 1,4; 8802.01 Blocks 1-5; 8802.01(U) Block 5; 8802.02 Blocks 1-3; 8805.01 Blocks 1-4; 8805.01(U) Blocks 1,5; 8836.04 Block 1; 8829.00 Blocks 1-2. Other census tracts with equal need will be selected and identified over the course of the program as funds are made available. These can be found in the attached Will County Eligible Census Tract Table.

Activity Description:

This activity will allow the demolition of blighted structures. The specific neighborhoods within the census tracts will be identified at the time the NSP funds are available for drawdown and as the program progresses. Properties under this activity may be redeveloped with housing that will then become part of Activity 1, NSP Rental Program or Activity 2-NSP-Homebuyer Program, or, if allowed by HUD, be redeveloped with public facilities to serve either a limited clientele or low to moderate income persons on an area wide basis.

Activity Supporting Documents

Document Will County Eligible Census Tract Table.xlsx

Action Plan Comments:

Reviewer - Changes to Action Plan:
Activity 1 ∩ Acquisition/Rehab for LH25 to \$4,300,000 - current expenditures are at \$4,222,315.05
Activity 2 ∩ Acquisition/Rehab for LMMI to \$7,125,415.21 ∩ current expenditures are at \$7,033,323
Activity 4 ∩ Admin to \$1,100,000 ∩ current expenditures are at \$903,179.91
Activity 5 ∩ Demolition to \$140,000 ∩ current expenditures are at \$133,131.03
Activity 6 ∩ Financing to \$400,000 ∩ current expenditures are at \$225,000

No additional comments at this time.



Changes did not constitute a substantial amendment, therefore the Action Plan is approved.

Reviewer - Changed action plan to update areas of greatest needs, updates for grant closeout

Action Plan History

Version	Date
B-08-UN-17-0007 AP#1	06/16/2009
B-08-UN-17-0007 AP#2	02/07/2011
B-08-UN-17-0007 AP#3	01/30/2012
B-08-UN-17-0007 AP#4	01/04/2013
B-08-UN-17-0007 AP#5	01/11/2013
B-08-UN-17-0007 AP#6	10/28/2014
B-08-UN-17-0007 AP#7	10/25/2016
B-08-UN-17-0007 AP#8	07/31/2017

