

Action Plan

Grantee: Chicago, IL

Grant: B-11-MN-17-0002

LOCCS Authorized Amount:	\$ 15,996,360.00
Grant Award Amount:	\$ 15,996,360.00
Status:	Reviewed and Approved
Estimated PI/RL Funds:	\$ 1,926,620.12
Total Budget:	\$ 17,922,980.12

Funding Sources

No Funding Sources Found

Narratives

Summary of Distribution and Uses of NSP Funds:

The City of Chicago has identified five NSP3 areas of greatest need located within the following community areas: 1. Belmont Cragin: area of greatest need is bounded by Fullerton on the north, Kenton on the east, Armitage on the south, and Laramie on the west. 2. Chatham: area of greatest need is bounded by 79th St. on the north, Cottage Grove on the east, 83rd St. on the south, and Martin Luther King Dr. on the west. 3. East Garfield Park: area of greatest need is roughly bounded by Carroll on the north, Sacramento on the east, Jackson and Van Buren on the south, and Homan on the west. 4. North Lawndale: area of greatest need is bounded by Grenshaw on the north, Kedzie on the west, Ogden on the south, and Central Park on the west. 5. West Pullman: area of greatest need bounded by 115th St. on the north, Peoria on the east, 119th St. on the south, and Bishop on the west. In determining its NSP3 areas of greatest need, the City of Chicago Department of Housing and Economic Development used the "NSP3 Need Scores" and related data provided by the U.S. Department of Housing and Urban Development (HUD). In addition, we consulted foreclosure data provided by the Woodstock Institute. We also conducted field surveys of all the areas to begin identifying vacant, possibly foreclosed properties located in the areas. We are also familiar with most of these areas from our work on NSP1 and drew on our experience acquiring, rehabilitating, and marketing properties in these areas. We established the following guiding principles to assist in determining the NSP3 areas of greatest need:

- To ensure that we are investing NSP3 funds in areas that have been severely impacted by foreclosure, we should focus on areas that rank high in terms of the number of REOs per 1,000 mortgageable properties and that have an NSP3 Need Score of at least 18.
- Given that the City of Chicago has a limited amount of NSP3 funds available, we should focus on areas where we believe relatively modest investments can have a significant impact and act as a market stimulus.
- In order to make an impact in as many areas as possible, we should focus NSP3 resources in community areas that are not eligible for the City of Chicago's NSP2 funds.
- To strike a geographic balance, it is important to include hard-hit areas on the North, West, and South sides of Chicago.
- Finally, we should survey potential areas to assess overall neighborhood conditions and to ensure that there are enough vacant properties available to acquire and rehabilitate.

9/5/12 Amendment Areas of Greatest Need Changes The City of Chicago would like to expand the Chatham, East Garfield, and West Pullman areas of greatest need, as well as add one additional area of greatest need to coveram, Chatham, and West Pullman community areas are included in the City of Chicago's Micro-Market Recovery Program (MMRP), an initiative aimed at coordinating public and private efforts and resources in nine target areas, with the goal of stabilizing the housing markets in those areas. Attached is an MMRP fact sheet, along with maps of the MMRP target areas for Auburn Gresham, Chatham, and West Pullman. We would like to expand the NSP3 areas of greatest need for these community areas to include the MMRP target areas. This expansion will allow us to leverage the NSP3 funds with other private investment activity for the benefit of the overall area. The City's NSP3 efforts will also benefit from the coordinated efforts of local stakeholders involv

How Fund Use Addresses Market Conditions:

Our NSP3 activities will address local housing market conditions by putting vacant residential properties back into productive use. In all of the areas of greatest need, a significant number of vacant properties are threatening the stability of the neighborhood. By rehabilitating these properties and getting them occupied, we will be providing much-needed affordable rental housing, eliminating blight, and putting the neighborhoods on the path to stabilization.

Ensuring Continued Affordability:

The City of Chicago will use tools such as Redevelopment Agreements, Regulatory Agreements, and mortgage documents to ensure the long-term affordability of these properties. The affordability period will range from 15-20 years, depending on the level of assistance.

9/5/12 Amendment

In its original NSP3 Substantial Amendment, the City of Chicago stated that all NSP3-assisted homeownership units would have a 15-year affordability period. The City of Chicago would like to amend the homeownership affordability period to match that of the HOME Investment Partnerships Program, which ranges from five to 15 years as follows:

Homeownership Assistance Amount Per Unit

Minimum Affordability Period

Under \$15,000

5 years

\$15,000 to \$40,000

10 years

Over \$40,000

15 years

Definition of Blighted Structure:

The Municipal Code of Chicago does not explicitly define "blight" or "blighted structure," but Chapter 13-12-145 of the code defines a "public nuisance" as:

"(1) a building or structure found vacant and open after the effective date of an order to secure and enclose...within the previous 12 months...;

(2) a building or structure that contains any violation of health, fire, electrical, plumbing, building or zoning provision which is imminently dangerous or hazardous;

(3) a building or structure for which the costs of repairs necessary to bring the building or structure into compliance would exceed the market value...after the repairs would have been made, or when the owner cannot show that it has readily available and sufficient assets to make such repairs or where such repairs are otherwise economically infeasible; or

(4) a building or structure where a defendant has failed to comply with any order issued by a court...with respect to the building structure by the end the 60 day period following the date the order was issued or by such later date that is specified in the order."

Definition of Affordable Rents:

For NSP purposes, the City of Chicago will define "affordable rents" to be consistent with those mandated by the HOME program.

9/5/12 Amendment

In this amendment, the City of Chicago would like to clarify its definition of "affordable rents." In its original NSP3 Substantial Amendment, the City of Chicago defined "affordable rents" to be consistent with those mandated by the HOME Investment Partnerships Program. For the units that will be provided for households making no more than 50% of the area median income (AMI), this is the case. For units affordable at the 80% AMI and 120% AMI levels, we will calculate a maximum rent that is consistent with the HOME affordable rent calculation. That is, the 80% AMI and 120% AMI affordable rents will be calculated so that a household at either income level would pay no more than 30% of their monthly gross income on rent. HED will calculate the rent schedule at these income levels and publish that schedule on its website.

Housing Rehabilitation/New Construction Standards:

Where feasible, the City of Chicago will require all homes rehabilitated with NSP 3 funds to achieve a Two-Star rating on the Chicago Green Homes (CGH) rating scale (see www.cityofchicago.org/city/en/depts/doe/supp_info/chicago_green_homesprogramoverview.html for more information on the CGH program). In addition, the following is a summary of Chicago NSP minimum rehabilitation standards, which may be updated from time to time SITE WORK

Garages- When applicable, replace existing siding with new siding to coordinate with main building, repair roof and doors where needed. · Garage roof is required to meet the same standards as stated below. · If garage is demolished a new garage will not be built. · When a garage is not present, a new concrete parking pad with an apron is to be designed and poured for a future garage. Landscaping- Provide new regional plantings at front yard. · Provide low maintenance, low water, mid-traffic sod at front, side and rear yard as applicable. · Trim down all overgrown shrubbery and bushes. · Remove trees and shrubbery that negatively impact the building's exterior or foundations. Fences- Repair and paint existing wrought iron fences. · When chain link fences are located at the front of the property they are to be removed and a new wrought iron fence is to be installed if deemed appropriate to the residential block's vernacular. · Chain link fences are not approved for reinstallation at the front of the property, per City ordinance. Rain Barrels- Single Family and 2 flat buildings: provide and install 1 rain barrel at the rear of the

building. Paving- When on-site concrete work, including but not limited to, private sidewalks, front or rear patios, parking pads, etc. are buckling, crumbling and or deemed an unsafe surface, Developer is to provide new surface. Materiality of surface is to the discretion of the Developer but consideration of possible green points should be taken into account. General Conditions: Maintain cold weather and hot weather concrete placement, pavers and permeable asphalt requirements per their respective ASI and ACI regulations. Concrete Paving: At single family homes and or 2 flat buildings, where a garage is not present, provide a two car parking pad when feasible. Broom brush all exterior concrete paving, including all walkways, driveways, parking pads. Permeable Asphalt: Provide permeable asphalt parking lots at large multifamily buildings. Sewer Rodding- Clean out the existing building sewer from the inside of the buine extent of any problems. BUILDING EXTERIORBuilding EnvelopeMasonry Buildings- Properly grind existing mortar in preparation to tuck point masonry building to match existing masonry style, type, mortar color and profile. All exterior penetrations are to be sealed with exterior grade sealant appropriate for masonry buildings. All new masonry units are to match existing in style, profile, texture and col

Vicinity Hiring:

The City of Chicago will use its existing NSP Section 3 process as a model to provide, to the maximum extent feasible, for the hiring of employees who reside in the vicinity of NSP3 projects. For NSP1 and NSP2 projects, a sign regarding Section 3 employment opportunities is posted at every project site. This sign directs job-seekers to the local alderman's office to fill out a Section 3 application.

These applications are collected on a regular basis and information is entered into a tracking system. Contractors notify MPS when they need to hire additional workers, and MPS uses the tracking system and refers qualified candidates to the contractor.

The City of Chicago also has a Local Hiring Ordinance in place. This ordinance requires that at least 50% of the hours worked on a construction project be worked by residents of the City of Chicago. MPS monitors this requirement by reviewing certified payrolls for each NSP project.

To encourage greater participation by small businesses owned and operated by people residing in the vicinity of NSP3 projects, we will conduct targeted outreach in the areas of greatest need regarding any Requests for Proposals that may be issued. We will work with local chambers of commerce and community-based organizations to ensure that local small businesses are aware of all contracting opportunities related to NSP3.

Procedures for Preferences for Affordable Rental Dev.:

The City of Chicago will make it a priority to acquire and rehabilitate vacant multifamily properties located in the areas of greatest need in order to provide affordable rental housing in these areas. Three of areas of greatest need (Chatham, East Garfield Park, and North Lawndale) have a significant number of vacant multifamily properties. We will direct our Subgrantee to target multifamily buildings in these areas. In addition, when we identify a vacant distressed condominium building in one of the areas of greatest need, we will attempt to acquire all of the units in the building and deconvert it from a condominium to a rental building.

Grantee Contact Information:

If you have any questions about the City of Chicago's NSP3 action plan, please contact Ketsia Colinet in the Department of Housing and Economic Development, at:
ketsia.colinet@cityofchicago.org(312) 744-0141

Project Summary

Project #	Project Title	Grantee Activity #	Activity Title	Grantee Program
9999	Restricted Balance	<i>No activities in this project</i>		
NSP3 Admin	Administration	City Admin	City Admin	
		MPS Admin	MPS Admin	
NSP3 Use A	Use A Financing Mechanisms	CHI08060 LSDD LH	1337-45 S. Central Park LSDD LH	
		CHI08060 LSDD LMMI	1337-45 S. Central Park LSDD LMMI	
		CHI08110 LSDD LH	1003 W. 77th St. LSDD LH	
		CHI08110 LSDD LMMI	1003 W. 77th St. LSDD LMMI	
		CHI08113 LSDD LH	8031-35 S. Drexel LSDD LH	
		CHI08113 LSDD LMMI	8031-35 S. Drexel LSDD LMMI	
		Use A LMMI 1-4	Use A 1-4 units	
NSP3 Use B	Use B Acquisition and Rehab	ACQ & REHAB REO/ABAND LMMI	Acquisition/Rehab of REO/Abandoned for 51-120% AMI	



		CHI08060 LH	1337-45 S. Central Park LH
		CHI08060 LMMI	1337-45 S. Central Park LMMI
		CHI08110 LH	1003 W. 77th St. LH
		CHI08110 LMMI	1003 W. 77th St LMMI
		CHI08113 LH	8031-35 S. Drexel
		CHI08113 LMMI	
		CHI08295 LH	4700 S Michigan Avenue
		CHI08295 LMMI	4700 S. Michigan Ave.
		CHI08298 LH	800 E. 63rd St.
		CHI08298 LMMI	
		CHI08300 LH	6158 S. Eberhart
		CHI08300 LMMI	
NSP3 Use C	Use C Acq for Demo	Eligible Use C	Acquisition for demo
NSP3 Use D	Use D Demolition	City Demo	City Demo
		MPS Demo	MPS Demo
NSP3 Use E	Use E Redevelop Vacant	ACQ & REHAB VACANT LMMI	Acquisition/Rehab of Vacants for 51-120% AMI



Activities

Project # / NSP3 Admin / Administration

Grantee Activity Number: City Admin
Activity Title: City Admin

Activity Type:

Administration

Project Number:

NSP3 Admin

Projected Start Date:

06/01/2011

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:

Under Way

Project Title:

Administration

Projected End Date:

03/01/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 535,811.21

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 535,811.21

Benefit Report Type:

NA

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Chicago

Organization Type

Unknown

Proposed Budget

\$ 535,811.21

Location Description:

Activity Description:



Environmental Assessment: EXEMPT

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None

Grantee Activity Number: MPS Admin
Activity Title: MPS Admin

Activity Type:

Administration

Project Number:

NSP3 Admin

Projected Start Date:

11/01/2011

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)

Benefit Report Type:

NA

Activity Status:

Under Way

Project Title:

Administration

Projected End Date:

03/01/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 1,241,446.59

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 1,241,446.59

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Mercy Portfolio Services

Organization Type

Unknown

Proposed Budget

\$ 1,241,446.59

Location Description:

Activity Description:

Environmental Assessment: EXEMPT

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None



Project # / NSP3 Use A / Use A Financing Mechanisms

Grantee Activity Number: CHI08060 LSDD LH
Activity Title: 1337-45 S. Central Park LSDD LH

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 NSP3 Use A

Projected Start Date:
 03/15/2013

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.

Benefit Report Type:
 Direct (Households)

Activity Status:
 Under Way

Project Title:
 Use A Financing Mechanisms

Projected End Date:
 01/30/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 1,837,273.86
Most Impacted and Distressed Budget: \$ 0.00
Other Funds: \$ 0.00
Total Funds: \$ 1,837,273.86

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	14	14		100.00
# of Households	14	14		100.00

Proposed Accomplishments

	Total
# of Multifamily Units	14
# of Housing Units	14
# of Properties	1

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Mercy Portfolio Services	Unknown	\$ 1,837,273.86

Location Description:
 1337-45 S. Central is located in the North Lawndale community area.

Activity Description:

Rehab of a 21-unit property to provide affordable housing. This activity represents the 14 units that will serve households making no more than 50% of the area median income (AMI). Rehab is financed via a loan loss reserve that was funded through a lump sum draw down.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None

Grantee Activity Number: CHI08060 LSDD LMMI
Activity Title: 1337-45 S. Central Park LSDD LMMI

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP3 Use A

Projected Start Date:

03/15/2013

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:

Under Way

Project Title:

Use A Financing Mechanisms

Projected End Date:

01/30/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 918,499.14

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 918,499.14

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	7		7	100.00
# of Households	7		7	100.00

Proposed Accomplishments

	Total
# of Multifamily Units	7
# of Housing Units	7
# of Properties	1

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Mercy Portfolio Services

Organization Type

Unknown

Proposed Budget

\$ 918,499.14

Location Description:

1337-45 S. Central is located in the North Lawndale community area.

Activity Description:

Rehab of a 21-unit property to provide affordable housing. This activity represents the 7 units that will serve households making up to 120% of the area median income (AMI). Rehab is financed via a loan loss reserve that



was funded through a lump sum draw down.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None

Grantee Activity Number: CHI08110 LSDD LH
Activity Title: 1003 W. 77th St. LSDD LH

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP3 Use A

Projected Start Date:

03/15/2013

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:

Under Way

Project Title:

Use A Financing Mechanisms

Projected End Date:

01/30/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 738,116.90

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 738,116.90

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	4	4		100.00
# of Households	4	4		100.00

Proposed Accomplishments

	Total
# of Multifamily Units	4
# of Housing Units	4
# of Properties	1

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Mercy Portfolio Services

Organization Type

Unknown

Proposed Budget

\$ 738,116.90

Location Description:

1003 W. 77th Street is located in the Auburn Gresham community area.

Activity Description:

Rehab of a 6-unit property to provide affordable housing. This activity represents the 4 units that will serve households making no more than 50% of the area median income (AMI). Rehab is financed via a loan loss



reserve that was funded through a lump sum draw down.

Environmental Assessment: UNDERWAY

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None

Grantee Activity Number: CHI08110 LSDD LMMI
Activity Title: 1003 W. 77th St. LSDD LMMI

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 NSP3 Use A

Projected Start Date:
 03/15/2013

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

Benefit Report Type:
 Direct (Households)

Activity Status:
 Under Way

Project Title:
 Use A Financing Mechanisms

Projected End Date:
 01/30/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 369,003.10

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 369,003.10

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	2		2	100.00
# of Households	2		2	100.00

Proposed Accomplishments

	Total
# of Multifamily Units	2
# of Housing Units	2
# of Properties	1

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Mercy Portfolio Services	Unknown	\$ 369,003.10

Location Description:
 1003 W. 77th St. is located in the Auburn Gresham community area.

Activity Description:

Rehab of a 6-unit property to provide affordable housing. This activity represents the 2 units that will serve households making no up to 1200% of the area median income (AMI). Rehab is financed via a loan loss reserve

that was funded through a lump sum draw down.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None

Grantee Activity Number: CHI08113 LSDD LH
Activity Title: 8031-35 S. Drexel LSDD LH

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP3 Use A

Projected Start Date:

03/15/2013

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:

Under Way

Project Title:

Use A Financing Mechanisms

Projected End Date:

01/30/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 1,046,041.22

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 1,046,041.22

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	7	7		100.00
# of Households	7	7		100.00

Proposed Accomplishments

	Total
# of Multifamily Units	7
# of Housing Units	7
# of Properties	1

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Mercy Portfolio Services

Organization Type

Unknown

Proposed Budget

\$ 1,046,041.22

Location Description:

8031-35 S. Drexel is located in the Chatham community area.

Activity Description:

Rehab of a 12-unit property to provide affordable housing. This activity represents the 7 units that will serve households making no more than 50% of the area median income (AMI). Rehab is financed via a loan loss



reserve that was funded through a lump sum draw down.

Environmental Assessment: UNDERWAY

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None

Grantee Activity Number:	CHI08113 LSDD LMMI
Activity Title:	8031-35 S. Drexel LSDD LMMI

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP3 Use A

Projected Start Date:

03/15/2013

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:

Under Way

Project Title:

Use A Financing Mechanisms

Projected End Date:

01/30/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 747,274.78

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 747,274.78

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	5		5	100.00
# of Households	5		5	100.00

Proposed Accomplishments

	Total
# of Multifamily Units	5
# of Housing Units	5
# of Properties	1

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Mercy Portfolio Services	Unknown	\$ 747,274.78

Location Description:

8031-35 S. Drexel is located in the Chatham community area.

Activity Description:

Rehab of a 12-unit property to provide affordable housing. This activity represents the 5 units that will serve households making up to 120% of the area median income (AMI). Rehab is financed via a loan loss reserve that



was funded through a lump sum draw down.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None

Grantee Activity Number: Use A LMMI 1-4
Activity Title: Use A 1-4 units

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP3 Use A

Projected Start Date:

03/15/2012

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:

Under Way

Project Title:

Use A Financing Mechanisms

Projected End Date:

01/31/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 5,585,120.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 5,585,120.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

Total	Low	Mod	Low/Mod%
9		9	100.00
9		9	100.00

of Households

Proposed Accomplishments

of Singlefamily Units

of Housing Units

ELI Households (0-30% AMI)

Activity funds eligible for DREF (Ike Only)

#Units & other green

#Units deconstructed

#Sites re-used

#Units exceeding Energy Star

#Units with bus/rail access

#Low flow showerheads

#Low flow toilets

#Units with solar panels

#Dishwashers replaced

#Clothes washers replaced

#Refrigerators replaced



#Light fixtures (outdoors) replaced

#Light Fixtures (indoors) replaced

#Replaced hot water heaters

#Replaced thermostats

#Efficient AC added/replaced

#High efficiency heating plants

#Additional Attic/Roof Insulation

#Energy Star Replacement Windows

of Properties

9

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Mercy Portfolio Services

Organization Type

Unknown

Proposed Budget

\$ 5,585,120.00

Location Description:

Lump sum draw activity for various one- to four-unit properties.

Activity Description:

Properties are located in various community areas on the west and south sides of Chicago.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None

Project # / NSP3 Use B / Use B Acquisition and Rehab

Grantee Activity Number: ACQ & REHAB REO/ABAND LMMI
Activity Title: Acquisition/Rehab of REO/Abandoned for 51-120% AMI

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP3 Use B

Projected Start Date:

11/01/2011

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

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

Total

34

Low

Mod

34

Low/Mod%

100.00

of Households

34

34

100.00

Proposed Accomplishments

of Singlefamily Units

Total

34

of Housing Units

34

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Mercy Portfolio Services

Organization Type

Unknown

Proposed Budget

\$ 2,105,241.35

Location Description:

All properties acquired and rehabbed will be located in the NSP3 areas of greatest need.

Activity Description:

Acquisition and rehabilitation of foreclosed and/or abandoned properties for sale to eligible LMMI homebuyers.



Environmental Assessment: UNDERWAY

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None

Grantee Activity Number:	CHI08060 LH
Activity Title:	1337-45 S. Central Park LH

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP3 Use B

Projected Start Date:

12/01/2012

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:

Under Way

Project Title:

Use B Acquisition and Rehab

Projected End Date:

12/01/2013

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

Total Budget: \$ 233,497.76

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 233,497.76

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	14	14		100.00
# of Households	14	14		100.00

Proposed Accomplishments

	Total
# of Multifamily Units	14
# of Housing Units	14
# of Properties	1

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Mercy Portfolio Services	Unknown	\$ 233,497.76

Location Description:

1337-45 S. Central Park/3556 W. Douglas Blvd. is located in the NSP3 North Lawndale area of greatest need.

Activity Description:

Acquisition and rehabilitation of a 21-unit property to provide affordable rental housing. This activity represents the 14 units that will serve households making no more than 50% AMI.

Environmental Assessment: UNDERWAY

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None

Grantee Activity Number:	CHI08060 LMMI
Activity Title:	1337-45 S. Central Park LMMI

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP3 Use B

Projected Start Date:

12/01/2012

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:

Under Way

Project Title:

Use B Acquisition and Rehab

Projected End Date:

12/01/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 88,256.69

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 88,256.69

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	7		7	100.00
# of Households	7		7	100.00

Proposed Accomplishments

	Total
# of Multifamily Units	7
# of Housing Units	7
# of Properties	1

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Mercy Portfolio Services	Unknown	\$ 88,256.69

Location Description:

1337-45 S. Central Park/3556 W. Douglas is located in the NSP3 North Lawndale area of greatest need.

Activity Description:

Acquisition and rehabilitation of a 21-unit property to provide affordable rental housing. This activity represents the 7 units that will serve households making no more than 120% AMI.



Environmental Assessment: COMPLETED

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None

Grantee Activity Number: CHI08110 LH
Activity Title: 1003 W. 77th St. LH

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP3 Use B

Projected Start Date:

08/01/2012

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:

Under Way

Project Title:

Use B Acquisition and Rehab

Projected End Date:

03/01/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 60,865.14

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 60,865.14

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Renter Households

Total **Low** **Mod** **Low/Mod%**

4 4 100.00

of Households

4 4 100.00

Proposed Accomplishments

of Multifamily Units

Total

4

of Housing Units

4

of Properties

1

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Mercy Portfolio Services

Organization Type

Unknown

Proposed Budget

\$ 60,865.14

Location Description:

1003 W. 77th St. is located in the Auburn Gresham community area.

Activity Description:

Acquisition and rehab of a vacant 6-unit residential building. Rehab to be funded via lump sum draw down.



Environmental Assessment: COMPLETED

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None

Grantee Activity Number: CHI08110 LMMI
Activity Title: 1003 W. 77th St LMMI

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 NSP3 Use B

Projected Start Date:
 01/17/2013

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

Benefit Report Type:
 Direct (Households)

Activity Status:
 Under Way

Project Title:
 Use B Acquisition and Rehab

Projected End Date:
 12/17/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 30,419.56

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 30,419.56

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	2		2	100.00
# of Households	2		2	100.00

Proposed Accomplishments

	Total
# of Multifamily Units	2
# of Housing Units	2

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Mercy Portfolio Services	Unknown	\$ 30,419.56

Location Description:

1003 W. 77th Street is located in the Auburn Gresham community area

Activity Description:

Rehab of 6-unit property to provide affordable housing. This activity represents 2 units that will serve households making up to 120% of the area median income (AMI).

Environmental Assessment: COMPLETED

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None

Grantee Activity Number: CHI08113 LH
Activity Title: 8031-35 S. Drexel

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP3 Use B

Projected Start Date:

10/01/2012

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:

Under Way

Project Title:

Use B Acquisition and Rehab

Projected End Date:

03/01/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 140,690.66

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 140,690.66

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	7	7		100.00
# of Households	7	7		100.00

Proposed Accomplishments

	Total
# of Multifamily Units	7
# of Housing Units	7
# of Properties	1

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Mercy Portfolio Services

Organization Type

Unknown

Proposed Budget

\$ 140,690.66

Location Description:

8031-35 S. Drexel is located in the Chatham NSP3 area of greatest need.

Activity Description:

Acquisition and rehabilitation of a 12-unit building to provide affordable rental housing. This activity represents the 7 units that will serve households making no more than 50% of the area median income.



Environmental Assessment: COMPLETED

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None

Grantee Activity Number: CHI08113 LMMI
Activity Title: 8031-35 S. Drexel

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 NSP3 Use B

Projected Start Date:
 10/01/2012

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

Benefit Report Type:
 Direct (Households)

Activity Status:
 Under Way

Project Title:
 Use B Acquisition and Rehab

Projected End Date:
 03/01/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 100,507.13

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 100,507.13

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	5		5	100.00
# of Households	5		5	100.00

Proposed Accomplishments

	Total
# of Multifamily Units	5
# of Housing Units	5
# of Properties	1

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Mercy Portfolio Services	Unknown	\$ 100,507.13

Location Description:
 8031-35 S. Drexel is located in the Chatham NSP3 area of greatest need.

Activity Description:
 Acquisition and rehabilitation of a 12-unit building to provide affordable rental housing. This activity represents the 5 units that will serve households making no more than 120% of the area median income.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None

Grantee Activity Number: CHI08295 LH
Activity Title: 4700 S Michigan Avenue

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 NSP3 Use B

Projected Start Date:
 01/01/2016

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.

Benefit Report Type:
 Direct (Households)

Activity Status:
 Under Way

Project Title:
 Use B Acquisition and Rehab

Projected End Date:
 06/01/2017

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 100,317.94

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 100,317.94

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	14			0.00
# Owner Households				0.0
# of Households	14			0.00

Proposed Accomplishments

	Total
# of Singlefamily Units	14
# of Multifamily Units	
# of Housing Units	14

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Rosenwald Courts Apartments LLC	For Profit	\$ 100,317.94

Location Description:

Activity Description:

Environmental Assessment: UNDERWAY

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None

Grantee Activity Number: CHI08295 LMMI
Activity Title: 4700 S. Michigan Ave.

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 NSP3 Use B

Projected Start Date:
 01/01/2016

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

Benefit Report Type:
 Direct (Households)

Activity Status:
 Under Way

Project Title:
 Use B Acquisition and Rehab

Projected End Date:
 06/01/2017

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 100,317.94

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 100,317.94

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	14			0.00
# Owner Households				0.0
# of Households	14			0.00

Proposed Accomplishments

	Total
# of Singlefamily Units	
# of Multifamily Units	14
# of Housing Units	14

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Rosenwald Apts.	For Profit	\$ 100,317.94

Location Description:
 4700 S. Michigan

Activity Description:

Some NSP3 funds to be used, as was not certain if there would be adequate NSP1 funds, so duplicate address was created.

Environmental Assessment: EXEMPT

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None

Grantee Activity Number: CHI08298 LH
Activity Title: 800 E. 63rd St.

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP3 Use B

Projected Start Date:

01/01/2009

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:

Under Way

Project Title:

Use B Acquisition and Rehab

Projected End Date:

09/18/2017

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 346,666.95

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 346,666.95

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Renter Households

Total	Low	Mod	Low/Mod%
63			0.00

Owner Households

0.0

of Households

63 0.00

Proposed Accomplishments

of Singlefamily Units

Total
63

of Multifamily Units

of Housing Units

63

Proposed budgets for organizations carrying out Activity:

Responsible Organization

POAH

Organization Type

For Profit

Proposed Budget

\$ 346,666.95

Location Description:

Activity Description:



Environmental Assessment: EXEMPT

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None

Grantee Activity Number: CHI08298 LMMI
Activity Title: 800 E. 63rd St.

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP3 Use B

Projected Start Date:

01/01/2009

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:

Under Way

Project Title:

Use B Acquisition and Rehab

Projected End Date:

05/10/2017

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 346,666.96

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 346,666.96

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Renter Households

Total	Low	Mod	Low/Mod%
125			0.00

Owner Households

0.0

of Households

125 0.00

Proposed Accomplishments

of Singlefamily Units

Total

125

of Multifamily Units

of Housing Units

125

Proposed budgets for organizations carrying out Activity:

Responsible Organization

POAH

Organization Type

For Profit

Proposed Budget

\$ 346,666.96

Location Description:

Activity Description:



Environmental Assessment: EXEMPT

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None

Grantee Activity Number: CHI08300 LH
Activity Title: 6158 S. Eberhart

Activity Type:

Acquisition - general

Project Number:

NSP3 Use B

Projected Start Date:

01/01/2012

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.

Benefit Report Type:

NA

Activity Status:

Under Way

Project Title:

Use B Acquisition and Rehab

Projected End Date:

01/01/2020

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 39,790.82

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 39,790.82

Proposed Accomplishments

of Singlefamily Units

of Multifamily Units

of Housing Units

Total

Proposed budgets for organizations carrying out Activity:

Responsible Organization

city of chicago

Organization Type

Local Government

Proposed Budget

\$ 39,790.82

Location Description:

Activity Description:

Environmental Assessment:

Environmental Reviews: None

Activity Attributes: None



Environmental Reviews: None

Activity Supporting Documents: None



Grantee Activity Number: CHI08300 LMMI
Activity Title: 6158 S. Eberhart

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 NSP3 Use B

Projected Start Date:
 01/01/2017

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

Benefit Report Type:
 Direct (Households)

Activity Status:
 Under Way

Project Title:
 Use B Acquisition and Rehab

Projected End Date:
 01/01/2020

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 39,790.82

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 39,790.82

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households				0.0
# Owner Households				0.0
# of Households				0.0

Proposed Accomplishments

	Total
# of Singlefamily Units	
# of Multifamily Units	
# of Housing Units	

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Mercy Portfolio Services	Unknown	\$ 39,790.82

Location Description:

Activity Description:

Environmental Assessment:

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None

Project # / NSP3 Use C / Use C Acq for Demo



Grantee Activity Number:	Eligible Use C
Activity Title:	Acquisition for demo

Activity Type:

Land Banking - Acquisition (NSP Only)

Project Number:

NSP3 Use C

Projected Start Date:

11/01/2011

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:

Under Way

Project Title:

Use C Acq for Demo

Projected End Date:

03/01/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 38,140.27

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 38,140.27

Benefit Report Type:

Area Benefit (Census)

Proposed Accomplishments

of Housing Units

Total

70

LMI%:

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Mercy Portfolio Services

Organization Type

Unknown

Proposed Budget

\$ 38,140.27

Location Description:

All properties to be demolished will be located within the NSP3 areas of greatest need.

Activity Description:

Acquisition of approximately 70 units of housing that will be demolished and held for future redevelopment.

Environmental Assessment: UNDERWAY

Environmental Reviews: None

Activity Attributes: None



Environmental Reviews: None

Activity Supporting Documents: None

Project # / NSP3 Use D / Use D Demolition



Grantee Activity Number: City Demo
Activity Title: City Demo

Activity Type:

Clearance and Demolition

Project Number:

NSP3 Use D

Projected Start Date:

11/01/2011

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:

Under Way

Project Title:

Use D Demolition

Projected End Date:

03/01/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 563,592.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 563,592.00

Benefit Report Type:

Area Benefit (Census)

Proposed Accomplishments

of Housing Units

Total

80

LMI%:

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Chicago

Organization Type

Unknown

Proposed Budget

\$ 563,592.00

Location Description:

All blighted properties to be demolished will be located in NSP3 areas of greatest need.

Activity Description:

Demolition of blighted properties.

Environmental Assessment: UNDERWAY

Environmental Reviews: None

Activity Attributes: None



Environmental Reviews: None

Activity Supporting Documents: None



Grantee Activity Number: MPS Demo
Activity Title: MPS Demo

Activity Type:

Clearance and Demolition

Project Number:

NSP3 Use D

Projected Start Date:

11/01/2011

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:

Under Way

Project Title:

Use D Demolition

Projected End Date:

03/01/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 63,490.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 63,490.00

Benefit Report Type:

Area Benefit (Census)

Proposed Accomplishments

of Housing Units

Total

70

LMI%:

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Mercy Portfolio Services

Organization Type

Unknown

Proposed Budget

\$ 63,490.00

Location Description:

All blighted properties to be demolished will be located in the NSP3 areas of greatest need.

Activity Description:

Demolition of blighted properties.

Environmental Assessment: UNDERWAY

Environmental Reviews: None

Activity Attributes: None



Environmental Reviews: None

Activity Supporting Documents: None

Project # / NSP3 Use E / Use E Redevelop Vacant Properties



Grantee Activity Number: ACQ & REHAB VACANT LMMI
Activity Title: Acquisition/Rehab of Vacants for 51-120% AMI

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP3 Use E

Projected Start Date:

07/01/2012

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

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

Total

1

Low

Mod

Low/Mod%

0.00

of Households

1

0.00

Proposed Accomplishments

of Singlefamily Units

Total

1

of Housing Units

1

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Mercy Portfolio Services

Organization Type

Unknown

Proposed Budget

\$ 442,450.94

Location Description:

All properties assisted will be located in the areas of greatest need.

Activity Description:

Using the model we have developed for NSP1 and NSP2, the City of Chicago and its Subgrantee will acquire and oversee the rehabilitation of foreclosed or abandoned homes. In our current model, MPSC Community LLC, an



affiliate of the City's NSP Subgrantee, Mercy Portfolio Services (MPS), uses NSP funds to acquire foreclosed or abandoned properties. MPS then identifies an approved developer for the property (developers interested in participating in the program must respond to the Chicago NSP Request for Qualifications). MPS Community I LLC then transfers the property to the developer. MPS provides financing for the rehabilitation of the property and monitors the rehabilitation of the property.

This activity will address local housing market conditions by putting vacant residential properties back into productive use. In all of the areas of greatest need, a significant number of vacant properties are threatening the stability of the neighborhood. By rehabilitating these properties and getting them occupied, we will be providing much-needed affordable housing, eliminating blight, and putting the neighborhoods on the path to stabilization.

Environmental Assessment: UNDERWAY

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None

Action Plan Comments:

Deese, Jerry There were no changes to the action plan. The City responded to a HUD monitoring review visit, and tried to demonstrate the steps for Adding Projects and Activities using the Grant. When the City did that, it changed the Action Plan status back to "Open". No permanent changes were made to the Action Plan; only a test was done to research functionality on a couple of fields in the module. The plan is as it was when it was originally submitted. Reviewed and approved by Jerry L. P. Deese, Senior CPD Representative.

Deese, Jerry The City increased the budget to account for additional Program Income receipts. No Substantial Amendment is needed at this time. No further comments at this time. Action Plan has been reviewed and approved by Jerry L. P. Deese, Senior CPD Representative, Chicago FO.

Deese, Jerry No other significant changes have been made to the Action Plan this quarter. No Substantial Amendment is needed at this time.

Note: Grantee will continue to enter Program Income Receipts and reconcile expenditures. No further comments at this time.

Action Plan has been reviewed and approved by Jerry L. P. Deese, Senior CPD Representative, Chicago FO

Deese, Jerry No other significant changes have been made to the Action Plan this quarter. No Substantial Amendment is needed at this time.

Action Plan has been reviewed and approved by Jerry L. P. Deese, Senior CPD Representative, Chicago FO

Deese, Jerry Grantee adjusted budgets for: Acquisition Rehab / Reo LMMI. No other significant changes have been made to the Action Plan this quarter. No Substantial Amendment is needed at this time. No further comments at this time. Action Plan has been reviewed and approved by Jerry L. P. Deese, Senior CPD Representative, Chicago FO

Deese, Jerry Grantee adjusted Program Income budget. No other significant changes have been made to the Action Plan this quarter. No Substantial Amendment is needed at this time. No further comments at this time. Action Plan has been reviewed and approved by Jerry L. P. Deese, Senior CPD Representative, Chicago FO

Deese, Jerry Grantee increased the Administration budget. No other significant changes have been made to the Action Plan this quarter. No Substantial Amendment is needed at this time. No further comments at this time. Action Plan has been reviewed and approved by Jerry L. P. Deese, Senior CPD Representative, Chicago FO

Deese, Jerry The Grantee added a new activity CHI08295 LMMI under Acquisition and Rehab LMMI for \$200,635.88. No other significant changes have been made to the Action Plan this quarter. No Substantial Amendment is needed. No further comments are needed. Action Plan has been reviewed and approved by Jerry L. P. Deese, Senior CPD Representative, Chicago FO

Deese, Jerry Grantee adjusted budgets to include Program Income. No other significant changes have been made to the Action Plan this quarter. No Substantial Amendment is needed. No further comments are needed. Action Plan has been reviewed and approved by Jerry L. P. Deese, Senior CPD Representative, Chicago FO

Deese, Jerry Grantee has been notified to review flag. These flags will be resolved once the Grantee starts doing data clean-up before grant closeout.

The City made modifications to the budgets and obligations, and completed reconciliation of budgets.

Reviewed and approved by Jerry L. P. Deese, Senior CPD Representative.

Ciampi, Review approved - Grantee addition of new project using PI.

Ciampi, Grantee made revisions to change a project.

Ciampi, Grantee modified LH activity to reconcile budget expenditures

Ciampi, Action Plan amendment to support budget modifications for activities and data reconciliation

Ciampi, Completion of local reconciliation for Acquisition rehab & Reo LMMI activity in budget.

Ciampi, Grantee did not make any changes; inadvertently triggered AP amendment.

Action Plan History

Version	Date
B-11-MN-17-0002 AP#25	04/08/2021
B-11-MN-17-0002 AP#24	10/30/2019
B-11-MN-17-0002 AP#23	10/16/2019
B-11-MN-17-0002 AP#22	10/04/2018
B-11-MN-17-0002 AP#21	07/23/2018
B-11-MN-17-0002 AP#20	03/28/2018
B-11-MN-17-0002 AP#19	01/31/2018



B-11-MN-17-0002 AP#18	10/23/2017
B-11-MN-17-0002 AP#17	07/31/2017
B-11-MN-17-0002 AP#16	04/11/2017
B-11-MN-17-0002 AP#15	01/30/2017
B-11-MN-17-0002 AP#14	10/27/2016
B-11-MN-17-0002 AP#13	07/25/2016
B-11-MN-17-0002 AP#12	04/29/2016
B-11-MN-17-0002 AP#11	03/24/2016
B-11-MN-17-0002 AP#10	01/28/2016
B-11-MN-17-0002 AP#9	01/26/2016
B-11-MN-17-0002 AP#8	04/30/2015
B-11-MN-17-0002 AP#7	06/17/2014
B-11-MN-17-0002 AP#6	09/26/2013
B-11-MN-17-0002 AP#5	12/31/2012
B-11-MN-17-0002 AP#4	11/07/2012
B-11-MN-17-0002 AP#3	10/04/2012
B-11-MN-17-0002 AP#2	08/01/2012
B-11-MN-17-0002 AP#1	11/03/2011

