

Grantee: Illinois

Grant: B-08-DN-17-0001

January 1, 2021 thru March 31, 2021 Performance Report

Grant Number: B-08-DN-17-0001	Obligation Date:	Award Date:
Grantee Name: Illinois	Contract End Date:	Review by HUD: Reviewed and Approved
Grant Award Amount: \$53,113,044.00	Grant Status: Active	QPR Contact: No QPR Contact Found
LOCCS Authorized Amount: \$53,113,044.00	Estimated PI/RL Funds: \$6,772,452.35	
Total Budget: \$59,885,496.35		

Disasters:

Declaration Number

NSP

Narratives

Areas of Greatest Need:

The State intends to target its NSP resources to high-need communities who are not located within direct NSP grantee communities and do not have access to NSP funds. The State of Illinois has established three geographic categories and has presented the areas of highest need for each category in its Substantial Amendment to the 2008 Action Plan for the Neighborhood Stabilization Program.

These NSP Geographic Categories are:

Areas that are not existing CDBG entitlement areas and that received no direct NSP allocation from HUD; and
CDBG Entitlement grantees that did not receive a direct NSP allocation; and
CDBG Entitlement Grantees also receiving direct (local) NSP allocations from HUD.

Within these NSP Geographic Categories, the needs of communities have been evaluated and ranked by two related impacts. First, a ranking was produced to determine the size of the foreclosure problem in each area relative to the size of the problem in the state. Second, a ranking was produced to determine the rate at which the evaluated factors occur within areas. By performing two rankings, the State hoped to capture both areas of the state with large numbers of foreclosures and high cost loans relative to the rest of the State, and areas of the state where the rate of foreclosure and subprime lending relative to the overall size of the housing stock in the community was high.

The State intends to target NSP funds to areas of the state where the needs of the community placed them in the neediest communities in Illinois based on their rank by size and/or by rate. Under the ranking methodology of the State, this level of need is shown as a 65 or higher in either ranking. Projects located in a census tract, place, county, CDBG entitlement, or NSP grantee area that is listed as an area of greatest need will receive priority consideration.

A complete listing of the State's rankings are posted on the IHDA website www.ihda.org.

Distribution and and Uses of Funds:

The goal of NSP is to allocate resources to communities that are hardest hit by foreclosure and to provide affordable rental housing and homeownership opportunities for individuals, families and persons with disabilities.

The State of Illinois allocated funds to 18 organizations and units of local government. The State's NSP program will impact more than 450 units of housing and is projected to produce 290 rental housing units and 130 homeownership units.

State of Illinois subgrantees are engaging in the following NSP eligible activities:

Eligible Activity A - Financing Mechanisms

Eligible Activity B - Purchase and Rehabilitation of foreclosed or abandoned residential properties for rent or sale

Eligible Activity C - Land Banking of foreclosed homes

Eligible Activity D - Demolition of blighted structures

Eligible Activity E - Redevelopment of demolished or vacant properties or land

The State's subgrantees and final allocations are as follows:

Proviso Mental Health Commission - \$2,500,000

IFF Housing - \$5,133,000

New Mom's, Inc. - \$6,216,548

Hispanic Housing Development Corp. - \$3,419,880

City of Berwyn Community Development Dept. - \$3,800,000

Genesis Housing Development Corp. - \$2,200,000

Habitat for Humanity - \$1,880,000

Will County Land Use Department - \$2,500,000



Corporation for Affordable Housing of McHenry Co. - \$2,400,000
 City of Champaign - \$1,789,700
 City of Rock Island - \$3,137,500
 The Springfield Project - \$1,416,660
 D&O Properties One, LLC - \$1,102,180
 City of Quincy - \$1,900,000
 City of East St. Louis - \$2,500,000
 Madison County Community Development - \$2,600,000
 DuPage County - \$1,629,600
 Delta Center, Inc. - \$1,676,672

Definitions and Descriptions:

Low Income Targeting:

The NSP program guidelines require that at least 25% of all funds be used to assist households with incomes at or below 50% of the area median income. It is the goal of the State of Illinois to allocate a minimum of 25% and up to 40% of the funds to low income households and special needs populations.

Acquisition and Relocation:

Public Comment:

Overall	This Report Period	To Date
Total Projected Budget from All Sources	\$0.00	\$59,870,349.52
Total Budget	\$0.00	\$59,870,349.52
Total Obligated	\$0.00	\$59,870,349.52
Total Funds Drawdown	\$0.00	\$58,144,280.72
Program Funds Drawdown	\$0.00	\$51,453,268.65
Program Income Drawdown	\$0.00	\$6,691,012.07
Program Income Received	\$11,646.83	\$6,772,452.35
Total Funds Expended	\$0.00	\$58,144,280.72
HUD Identified Most Impacted and Distressed	\$0.00	\$0.00
Other Funds	\$ 0.00	\$ 0.00
Match Funds	\$ 0.00	\$ 0.00
Non-Match Funds	\$ 0.00	\$ 0.00

Funds Expended

Overall	This Period	To Date
BRINSWOP, LLC	\$ 0.00	\$ 2,715,191.00
Delta Center, Inc.	\$ 0.00	\$ 1,676,672.00
DuPage County	\$ 0.00	\$ 1,806,311.68
Genesis Housing Development Corporation	\$ 0.00	\$ 2,232,315.01
Hispanic Housing Development Corporation	\$ 0.00	\$ 3,419,880.00
Housing Opportunity Development Corporation	\$ 0.00	\$ 2,205,943.41
IFF	\$ 0.00	\$ 5,133,000.00
Illinois Assistive Technology Project	\$ 0.00	\$ 180,284.96
Illinois Housing Development Authority	\$ 0.00	\$ 4,220,293.67
Madison County Community Development	\$ 0.00	\$ 2,730,000.00
New Mom's Inc.	\$ 0.00	\$ 6,216,548.00
City of Berwyn	\$ 0.00	\$ 5,619,999.98
Proviso Township Mental Health Commission	\$ 0.00	\$ 2,551,571.70
Southwest Organizing Project	\$ 0.00	\$ 0.00
The Illinois Department of Human Services	\$ 0.00	\$ 138,352.84
The Springfield Project	\$ 0.00	\$ 2,204,300.29



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

Progress Toward Required Numeric Targets

Requirement	Target	Projected	Actual
Overall Benefit Percentage	99.99%	.00%	.00%
Minimum Non Federal Match	\$.00	\$.00	\$.00
Overall Benefit Amount	\$5,987,950,780.04	\$.00	\$.00
Limit on Public Services	\$7,966,956.60	\$.00	\$.00
Limit on Admin/Planning	\$5,311,304.40	\$5,620,988.95	\$.00
Limit on Admin	\$.00	\$5,620,988.95	\$.00
Most Impacted and Distressed	\$.00	\$.00	\$.00
Progress towards LH25 Requirement	\$14,971,374.09		\$33,075,006.76

Overall Progress Narrative:

During the first quarter of 2021, all of the State of Illinois NSP Subgrantees have completed their acquisitions of properties and construction has been completed on the majority of units. This quarter, we have generated \$11,646.83 in program income and as of the date of this QPR, March 31, 2021, the State of Illinois has disbursed \$58,144,280.74 or 109% of NSP funding.

Overall accomplishments to-date:

Total rental units acquired and rehabbed/constructed - 269 units completed and 8 units underway
 Total homebuyer units acquired and rehabbed/constructed - 100 units completed and 5 units underway
 Total number of homebuyer units sold - 34 LH25 units and 51 LMMI units
 Total number of rental units occupied - 154 LH 25 units and 58 LMMI unit
 2 properties acquired and land-banked
 29 units demolished

Project Summary

Project #, Project Title	This Report	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
9999, Restricted Balance	\$0.00	\$0.00	\$0.00
Activity A, Financing Mechanisms	\$0.00	\$25,000.00	\$25,000.00
Activity B, Acquisition & Rehab for sale/rent	\$0.00	\$32,130,841.86	\$26,119,439.80
Activity C, Land Banking	\$0.00	\$82,051.11	\$82,051.11
Activity D, Demolition	\$0.00	\$502,036.19	\$449,095.71
Activity E, Redevelopment	\$0.00	\$21,509,431.41	\$19,711,653.24
Activity F, Administration	\$0.00	\$5,620,988.95	\$5,066,028.79
BCKT, Bucket Project	\$0.00	\$0.00	\$0.00
NSP2-City of Berwyn, Home Buyer Program	\$0.00	\$0.00	\$0.00
NSP2-City of Champaign, Home Buyer Program	\$0.00	\$0.00	\$0.00
NSP2-City of East St. Louis, Home Buyer Program	\$0.00	\$0.00	\$0.00
NSP2-City of Quincy, Home Buyer Program	\$0.00	\$0.00	\$0.00
NSP2-City of Rock Island, Home Buyer Program	\$0.00	\$0.00	\$0.00
NSP2-Genesis Housing Development, Home Buyer	\$0.00	\$0.00	\$0.00



NSP2-Madison County, Home Buyer Program	\$0.00	\$0.00	\$0.00
NSP2-Proviso Township, Home Buyer Program	\$0.00	\$0.00	\$0.00
NSP2-Will County Land Use, Home Buyer Program	\$0.00	\$0.00	\$0.00
NSP3-City of Champaign, Rental Program	\$0.00	\$0.00	\$0.00
NSP3-City of East St. Louis, Rental Program	\$0.00	\$0.00	\$0.00
NSP3-City of Quincy, Rental Program	\$0.00	\$0.00	\$0.00
NSP3-City of Rock Island, Rental Program	\$0.00	\$0.00	\$0.00
NSP3-D&O Properties, Rental Program	\$0.00	\$0.00	\$0.00
NSP3-Hispanic Housing Development, Rental Program	\$0.00	\$0.00	\$0.00
NSP3-IFF, Rental Program	\$0.00	\$0.00	\$0.00
NSP3-Madison County, Rental Program	\$0.00	\$0.00	\$0.00
NSP3-McHenry County, Rental Program	\$0.00	\$0.00	\$0.00
NSP3-Will County Land Use, Rental Program	\$0.00	\$0.00	\$0.00
NSP4-City of Champaign, Residential Financing Program	\$0.00	\$0.00	\$0.00
NSP4-City of Quincy, Residential Financing Program	\$0.00	\$0.00	\$0.00
NSP4-City of Rock Island, Residential Financing Program	\$0.00	\$0.00	\$0.00
NSP4-Genesis Housing Development, Residential Financing	\$0.00	\$0.00	\$0.00
NSP4-Madison County, Residential Financing Program	\$0.00	\$0.00	\$0.00
NSP5-City of Berwyn, Demolition Program	\$0.00	\$0.00	\$0.00
NSP5-City of Champaign, Demolition Program	\$0.00	\$0.00	\$0.00
NSP5-City of Quincy, Demolition Program	\$0.00	\$0.00	\$0.00
NSP5-City of Rock Island, Demolition Program	\$0.00	\$0.00	\$0.00
NSP5-Delta Center, Demolition Program	\$0.00	\$0.00	\$0.00
NSP5-The Springfield Project, Demolition Program	\$0.00	\$0.00	\$0.00
NSP6-City of Champaign, Land Bank Program	\$0.00	\$0.00	\$0.00
NSP6-City of East St. Louis, Land Bank Program	\$0.00	\$0.00	\$0.00
NSP7-55th State Redevelopment, Redevelopment of	\$0.00	\$0.00	\$0.00
NSP7-City of Champaign, Redevelopment of Demolished or	\$0.00	\$0.00	\$0.00
NSP7-City of Rock Island, Redevelopment of Demolished or	\$0.00	\$0.00	\$0.00
NSP7-D&O Properties, Redevelopment of Demolished or	\$0.00	\$0.00	\$0.00
NSP7-Delta Center, Redevelopment of Demolished or	\$0.00	\$0.00	\$0.00
NSP7-Genesis Housing Development, Redevelopment of	\$0.00	\$0.00	\$0.00
NSP7-Habitat for Humanity, Redevelopment of Demolished	\$0.00	\$0.00	\$0.00
NSP7-IFF, Redevelopment of Demolished or Vacant	\$0.00	\$0.00	\$0.00
NSP7-Madison County, Redevelopment of Demolished or	\$0.00	\$0.00	\$0.00
NSP7-McHenry County, Redevelopment of Demolished or	\$0.00	\$0.00	\$0.00
NSP7-New Mom's Inc., Redevelopment of Demolished or	\$0.00	\$0.00	\$0.00
NSP7-The Springfield Project, Redevelopment of	\$0.00	\$0.00	\$0.00
NSP7-Will County Land Use, Redevelopment of Demolished	\$0.00	\$0.00	\$0.00

Activities

Project # / Activity B / Acquisition & Rehab for sale/rent



Grantee Activity Number:	B-75003-LH-R
Activity Title:	IFF - Acq/Rehab for Rent

Activity Type:
Rehabilitation/reconstruction of residential structures

Project Number:
Activity B

Projected Start Date:
04/01/2010

Benefit Type:
Direct (HouseHold)

National Objective:
NSP Only - LH - 25% Set-Aside

Activity Status:
Under Way

Project Title:
Acquisition & Rehab for sale/rent

Projected End Date:
03/04/2013

Completed Activity Actual End Date:

Responsible Organization:
IFF

Overall	Jan 1 thru Mar 31, 2021	To Date
Total Projected Budget from All Sources	\$0.00	\$2,590,320.00
Total Budget	\$0.00	\$2,590,320.00
Total Obligated	\$0.00	\$2,590,320.00
Total Funds Drawdown	\$0.00	\$2,590,320.00
Program Funds Drawdown	\$0.00	\$2,586,457.43
Program Income Drawdown	\$0.00	\$3,862.57
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$2,590,320.00
IFF	\$0.00	\$2,590,320.00
Most Impacted and Distressed Expended	\$0.00	\$0.00

Activity Description:

Acquisition and Rehabilitation of foreclosed or abandoned residential properties for rent.

Location Description:

Lynwood, Glenwood, Homewood, Alsip, Matteson, Chicago Heights, Berwyn, Summit, Brookfield, Evanston and Aurora, IL.

Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	6	12/6
#Energy Star Replacement	6	6/6
#Efficient AC added/replaced	5	5/5
#Replaced thermostats	12	12/12



#Replaced hot water heaters	12	12/12
#Light Fixtures (indoors)	16	16/16
#Light fixtures (outdoors)	8	8/8
#Refrigerators replaced	13	13/13
#Low flow toilets	14	14/14
#Low flow showerheads	9	9/9
#Units with bus/rail access	6	6/6
# ELI Households (0-30% AMI)	0	7/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	17/16
# of Singlefamily Units	0	17/16

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	17/16	0/0	17/16	100.00
# Renter Households	0	0	0	17/16	0/0	17/16	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

Activity Supporting Documents: None



Grantee Activity Number:	B-75010-LH-H
Activity Title:	Will County - Acq/Rehab for sale

Activity Type:
Rehabilitation/reconstruction of residential structures

Activity Status:
Under Way

Project Number:
Activity B

Project Title:
Acquisition & Rehab for sale/rent

Projected Start Date:
04/01/2010

Projected End Date:
03/04/2013

Benefit Type:
Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:
NSP Only - LH - 25% Set-Aside

Responsible Organization:
Will County Land Use

Overall	Jan 1 thru Mar 31, 2021	To Date
Total Projected Budget from All Sources	\$0.00	\$334,790.22
Total Budget	\$0.00	\$334,790.22
Total Obligated	\$0.00	\$334,790.22
Total Funds Drawdown	\$0.00	\$334,790.22
Program Funds Drawdown	\$0.00	\$334,790.22
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$5,320.00	\$195,876.87
Total Funds Expended	\$0.00	\$334,790.22
Will County Land Use	\$0.00	\$334,790.22
Most Impacted and Distressed Expended	\$0.00	\$0.00

Activity Description:

Acquisition and Rehabilitation of foreclosed or abandoned residential properties for sale.

Location Description:

Will County, Illinois

Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	4/3
# ELI Households (0-30% AMI)	0	0/0



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	4/3
# of Singlefamily Units	0	4/3

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	4/3	0/0	4/3	100.00
# Owner Households	0	0	0	4/3	0/0	4/3	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

Activity Supporting Documents: None

Grantee Activity Number:	B-75019-LM-H
Activity Title:	DuPage County Acq/Rehab for Sale

Activity Type:
Rehabilitation/reconstruction of residential structures

Activity Status:
Under Way

Project Number:
Activity B

Project Title:
Acquisition & Rehab for sale/rent

Projected Start Date:
07/30/2010

Projected End Date:
03/04/2013

Benefit Type:
Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:
NSP Only - LMMI

Responsible Organization:
DuPage County

Overall	Jan 1 thru Mar 31, 2021	To Date
Total Projected Budget from All Sources	\$0.00	\$1,300,571.54
Total Budget	\$0.00	\$1,300,571.54
Total Obligated	\$0.00	\$1,300,571.54
Total Funds Drawdown	\$0.00	\$1,300,571.54
Program Funds Drawdown	\$0.00	\$1,188,410.41
Program Income Drawdown	\$0.00	\$112,161.13
Program Income Received	\$6,326.83	\$452,488.48
Total Funds Expended	\$0.00	\$1,300,571.54
DuPage County	\$0.00	\$1,300,571.54
Most Impacted and Distressed Expended	\$0.00	\$0.00

Activity Description:
Acquisition and Rehabilitation for Sale

Location Description:
DuPage County, IL.

Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	2/5

	This Report Period	Cumulative Actual Total / Expected
	Total	Total



# of Housing Units	0	2/5
# of Singlefamily Units	0	2/5

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	0/0	2/5	2/5	100.00
# Owner Households	0	0	0	0/0	2/5	2/5	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

Activity Supporting Documents: None

