Grantee: Cicero, IL

Grant: B-08-MN-17-0003

April 1, 2009 thru June 30, 2009 Performance Report

Grant Number: Obligation Date:

B-08-MN-17-0003

Grantee Name: Award Date:

Cicero, IL

Grant Amount: Contract End Date:

\$2,078,351.00

Grant Status: Review by HUD:

Active Reviewed and Approved

Submitted By:No Submitter Found

Disasters:

Declaration Number

NSP

Plan Description:

The Town of Cicero, as other communities have faced in recent times, is undergoing a housing market crisis. Homes are being foreclosed upon, or at risk of being foreclosed throughout the Town. These foreclosures have caused property values to decrease, made abandoned and/or empty homes commonplace, and has destabilized the community. Every census tract in Cicero is "high risk" for foreclosure, but seven (7) have been identified as Cicero's target area for NSP Funds: 2133, 8134, 8142, 8136, 8141, 8143, and 8137.

Recovery Needs:

In order to recover from this disaster, The Town of Cicero must get homeowners back into these abandoned, foreclosed homes.

The Town will need to have a "qualified" pool of buyers for the current and future stock of foreclosed homes.

The Town will need to have qualified contractors to rehabilitate and/or stabilize lead-paint hazards to properties assisted with NSP Funds, and the rehabilitation and/or lead-paint stabilization needs to be carried out in a time efficient manner.

The Town will need to publicize their NSP to ensure attention is drawn to it, and to increase the amount of "qualified" homebuyers.

The Town will need to work closely with banks, realtors, counseling agencies, and homebuyers to ensure the process of purchasing a home is followed through.

The Town will need to measure performance on an on-going basis to determine if the program is meeting and/or exceeding performance goals.

The Town will need to be proactive rather than reactive in addressing safety concerns of blighted structures.

The Town will need to implement each proposed activity in an efficient manner to ensure the success of the program.

OverallThis Report PeriodTo DateTotal Projected Budget from All SourcesN/A\$2,078,351.00Total CDBG Program Funds BudgetedN/A\$2,078,351.00Program Funds Drawdown\$0.00\$0.00

Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Minimum Overall Benefit Percentage	\$99.99	\$0.00
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$311,752.65	\$0.00
Limit on Admin/Planning	\$207,835.10	\$0.00
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

Overall Progress Narrative:

Reported by Staff Member Tom Tomschin

Quarter 1: The Town of Cicero had 1 closing for activity 5, with two more closing scheduled in the next 60 days. We also had 1 closing scheduled for activity 1, and 1 closing scheduled for activity 9. The closing for activity 1 was cancelled (see activity for specific information).

The Town of Cicero has 20 pre-qualified applicants, 10 applicants pending pre-approval, and 38 on the "waiting list". The Town anticipates all funds to be obligated and expended before the 18-month deadline.

The Town of Cicero has been paying costs up front, and the Town of Cicero Department of Housing will reimburse the town for NSP expenses. At that time, accurate funds will be obligated and expended in DRGR. Also, the Town still is in the process of setting up direct deposit to a new bank account specifically for NSP. Once set up, the Town of Cicero Department of Housing will begin regular drawdowns to pay expenses directly. Total funds already obligated are located in the activity narrative level.

Project Summary

Project #, Project Title	This Report Period		To Date		
	Project Funds Budgeted	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown	
9999, Restricted Balance	\$0.00	\$0.00	\$0.00	\$0.00	
NSP-2008-0001, Purchase, Rehabilitation, & Rental of Foreclosed	\$0.00	\$0.00	\$519,588.00	\$0.00	
NSP-2008-0002, Cancelled Project	\$0.00	\$0.00	\$0.00	\$0.00	
NSP-2008-0003, Purchase, Rehabilitation & Sale of Foreclosed	\$0.00	\$0.00	\$950,928.00	\$0.00	
NSP-2008-0004, Redevelopment	\$0.00	\$0.00	\$400,000.00	\$0.00	

NSP-2008-0005, Land Bank	\$0.00	\$0.00	\$0.00	\$0.00
NSP-2008-0006. Administration	\$0.00	\$0.00	\$207.835.00	\$0.00

Activities

Grantee Activity Number: 001

Activity Title: Purchase Foreclosed Properties

Activity Category: Activity Status:

Acquisition - general Planned

Project Number: Project Title:

NSP-2008-0001 Purchase, Rehabilitation, & Rental of Foreclosed

Projected Start Date: Projected End Date:

01/16/2009 07/12/2010

National Objective: Responsible Organization:

NSP Only - LH - 25% Set-Aside Town of Cicero

Overall	Apr 1 thru Jun 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$0.00
Total CDBG Program Funds Budgeted	N/A	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Property Acquisition by the Town of Cicero. These properties will be rehabilitated and rented to persons at or below 50%AMI.

Location Description:

Town of Cicero's Target Area.

Activity Progress Narrative:

Reported by Staff Member Tom Tomschin.

Closing scheduled on 1904 for July 30. After closing, rehabilitation will begin. This 2-flat will be completely rehabilitated with the first floor being ADA compliant. The building will be rented to those at or below 50% AMI.

Closing did not take place, deal fell through. Property broken into prior to closing, left open for several days. Property now boarded shut, and no way to verify damages done. Listing agent did not order final water meter reading, which delayed closing further. Town has recinded the offer.

	This Report Period		This Report Period	This Report Period		port Period		Cumulative Act	tual Total / Expe	ected
	Low	Mod	Total	Low	Mod	Total				
# of Properties	0	0	0	0/0	0/0	0/3				
# of housing units	0	0	0	0/0	0/0	0/9				
# of buildings (non-residential)	0	0	0	0/0	0/0	0/0				
# of Households benefitting	0	0	0	0/9	0/0	0/9				

# of Permanent Jobs Created	0	0	0	0/0	0/0	0/0
# of Parcels acquired by	0	0	0	0/0	0/0	0/0
# of Parcels acquired by admin	0	0	0	0/0	0/0	0/0
# of Parcels acquired voluntarily	0	0	0	0/0	0/0	0/9
Total acquisition compensation to	0	0	0	0/0	0/0	0/0

Activity Locations

Address	City	State	Zip
N/A	Cicero	NA	60804

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 Title: Rehabilitation

Activity Category: Activity Status:

Rehabilitation/reconstruction of residential structures Planned

Project Number: Project Title:

NSP-2008-0001 Purchase, Rehabilitation, & Rental of Foreclosed

Projected Start Date: Projected End Date:

07/12/2010

National Objective: Responsible Organization:

NSP Only - LH - 25% Set-Aside Town of Cicero

Overall	Apr 1 thru Jun 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$0.00
Total CDBG Program Funds Budgeted	N/A	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

01/16/2009

Rehabilitation of foreclosed homes to be rented to persons at or below 50%AMI.

Location Description:

Town of Cicero's Target Area

Activity Progress Narrative:

No accomplishments

Performance Measures

	This Report Period			Cumulative Act	tual Total / Expe	ected
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/3
# of housing units	0	0	0	0/0	0/0	0/3
# of Households benefitting	0	0	0	0/9	0/0	0/9

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: 003

Activity Title: Program Delivery

Activity Category: Activity Status:

Rehabilitation/reconstruction of residential structures Planned

Project Number: Project Title:

NSP-2008-0001 Purchase, Rehabilitation, & Rental of Foreclosed

Projected Start Date: Projected End Date:

01/16/2009 07/12/2010

National Objective: Responsible Organization:

NSP Only - LH - 25% Set-Aside Town of Cicero

Overall	Apr 1 thru Jun 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$0.00
Total CDBG Program Funds Budgeted	N/A	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Program delivery costs for specific project, including legal fees in coordination with property aquisition, construction bid process, architechtual design, etc...

Location Description:

Town of Cicero's Target Area.

Activity Progress Narrative:

No accomplishments

Performance Measures

No Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Funding Sources Found Total Other Funding Sources

Grantee Activity Number: 004

Activity Title: Purchase & Sale of Properties

Activity Category: Activity Status:

Acquisition of property for replacement housing Planned

Project Number:Project Title:NSP-2008-0002Cancelled Project

Projected Start Date: Projected End Date:

01/15/2009 07/12/2010

National Objective: Responsible Organization:

NSP Only - LMMI Town of Cicero

Overall	Apr 1 thru Jun 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$0.00
Total CDBG Program Funds Budgeted	N/A	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Purchase, Rehabilitation, and Sale of vacant, foreclosed homes located in the Town of Cicero's Target Area.

Location Description:

Town of Cicero's Target Area

Activity Progress Narrative:

No accomplishments

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/0
# of Households benefitting	0	0	0	0/0	0/0	0/0
# of Parcels acquired by	0	0	0	0/0	0/0	0/0
# of Parcels acquired by admin	0	0	0	0/0	0/0	0/0
# of Parcels acquired voluntarily	0	0	0	0/0	0/0	0/0
Total acquisition compensation to	0	0	0	0/0	0/0	0/0

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 Title: Down Payment Assistance

Activitiy Category:

Homeownership Assistance to low- and moderate-income

Project Number:

NSP-2008-0003

Projected Start Date:

01/16/2009

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Purchase, Rehabilitation & Sale of Foreclosed Properties

Projected End Date:

07/12/2010

Responsible Organization:

Town of Cicero

Overall	Apr 1 thru Jun 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$245,000.00
Total CDBG Program Funds Budgeted	N/A	\$245,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Down Payment Assistance of 20% the purchase price (up to \$35,000.00) of a vacant foreclosed home in Cicero's Target Area. The assistance is in the form of a 10 year, zero interest, deferred payment, forgivable loan. Also available is the opportunity to receive the balance of \$35,000.00 (up to \$24,999.00) for rehabilitation assistance after closing. The assistance is in the form of a 10 year, zero interest, deferred payment, forgivable loan.

Location Description:

The Town of Cicero's Target Area.

Activity Progress Narrative:

Reported by Staff Member Tom Tomschin

Down Payment Assistance program.

1 official closing (3123) and 2 closings scheduled within the next 60 days. First closing beneficiary is "middle" income.

Rehabilitation is underway, and applicant will be moving into property within 30 days.

Total funds obligated in Quarter 1 = \$14,000.00

Performance Measures

	This Report Period		Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	1	0/0	0/0	1/7
# of Households benefitting	0	0	1	0/0	0/0	1/7

Activity Locations

Address	City	State	Zip
3123 S. 53rd Ct.	Cicero	NA	60804

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources Amount

No Other Funding Sources Found Total Other Funding Sources

Grantee Activity Number: 006

Activity Title: Lead Hazard Reduction

Activity Category: Activity Status:

Rehabilitation/reconstruction of residential structures Under Way

Project Number: Project Title:

NSP-2008-0003 Purchase, Rehabilitation & Sale of Foreclosed Properties

Projected Start Date: Projected End Date:

06/01/2009 07/12/2010

National Objective: Responsible Organization:

NSP Only - LMMI Town of Cicero

Overall	Apr 1 thru Jun 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$210,000.00
Total CDBG Program Funds Budgeted	N/A	\$210,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Lead Hazard Reduction costs in conjunction with the Down Payment Assistance Loan. The Town will inspect properties prior to purchase, and after closing, all identified lead hazards will be treated, and a clearance test will be conducted.

Location Description:

Town of Cicero's Target Area.

Activity Progress Narrative:

Reported by Staff Member Tom Tomschin Lead Hazard Reduction in conjunction with Down Payment Assistance and Rehabilitation. Total obigated funds = \$810.00

	This	This Report Period		Cumulative	Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total	
# of Properties	0	0	1	0/0	0/0	1/7	
# of housing units	0	0	1	0/0	0/0	1/7	

of Households benefitting 0 0 1 0 0 1 0/0 0/0 1/7

Activity Locations

 Address
 City
 State
 Zip

 3123 S. 53rd Ct.
 Cicero
 NA
 60804

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 Title: Activity Cancelled

Activitiy Category:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP-2008-0003

Projected Start Date:

01/15/2009

National Objective:

NSP Only - LMMI

Activity Status:

Cancelled

Project Title:

Purchase, Rehabilitation & Sale of Foreclosed Properties

Projected End Date:

07/12/2010

Responsible Organization:

Town of Cicero

Overall	Apr 1 thru Jun 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$0.00
Total CDBG Program Funds Budgeted	N/A	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Location Description:

Town of Cicero's Target Area.

Activity Progress Narrative:

No accomplishments

Performance Measures

	This Report Period		Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/0
# of housing units	0	0	0	0/0	0/0	0/0
# of Households benefitting	0	0	0	0/0	0/0	0/0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

^{***}Activity Cancelled after amendment. Compliance Rehabilitation will be funded as a financing mechanism under activity NSP-2003-0003-0001. Code Compliance assistance in conjuction with the Down Payment Assistance Program. The town will give the new homeowner an additional \$5,000.00 loan to correct any code violations identified by the Town of Cicero's compliance inspection for the purchase of the home.

No Other Funding Sources Found

Total Other Funding Sources

800 **Grantee Activity Number:**

Activity Title: Program Delivery Costs

Activitiy Category: Activity Status:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP-2008-0003

Projected Start Date:

01/15/2009

National Objective:

NSP Only - LMMI

Under Way

Project Title:

Purchase, Rehabilitation & Sale of Foreclosed Properties

Projected End Date:

07/12/2010

Responsible Organization:

Town of Cicero

Overall	Apr 1 thru Jun 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$93,000.00
Total CDBG Program Funds Budgeted	N/A	\$93,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Program delivery costs of the Town's Financing Mechanisms Project. Costs will include appraisals of properties, inspection costs, legal fees to get to closing, and construction management.

Location Description:

Town of Cicero's Target Area.

Activity Progress Narrative:

No accomplishments

Performance Measures

No Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: 009

Activity Title: Construction of new housing

Activity Category: Activity Status:

Construction of new housing Under Way

Project Number: Project Title:

NSP-2008-0004 Redevelopment

Projected Start Date: Projected End Date:

01/15/2009 07/12/2010

National Objective: Responsible Organization:

NSP Only - LMMI Town of Cicero

Overall	Apr 1 thru Jun 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$802,928.00
Total CDBG Program Funds Budgeted	N/A	\$802,928.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Acquisition for redevelopment of vacant, foreclosed properties, in the Town of Cicero's Target Area that pose a threat to the safety of the community. Buildings will be identified by the Town of Cicero's Building Department's Inspectors. Properties will be aquired, demolished, and redeveloped into new-construction housing.

Location Description:

Town of Cicero's Target Area.

Activity Progress Narrative:

Reported by Staff Member Tom Tomschin

Purchase of "blighted" structure. The plan is demolish the structure, and redevelop the land with new construction housing. Total funds obligated in quarter 1 = \$50,000.00

	This Report Period		Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	1	0/0	0/0	1/0
# of housing units	0	0	1	0/0	0/0	1/10
# of buildings (non-residential)	0	0	0	0/0	0/0	0/0
# of Public Facilities	0	0	0	0/0	0/0	0/0
# of Businesses	0	0	0	0/0	0/0	0/0

# of Non-business Organizations	0	0	0	0/0	0/0	0/0
# of Households benefitting	0	0	0	0/0	0/5	0/10
Activity I coctions						

Activity Locations

 Address
 City
 State
 Zip

 5113 W. 29th Pl.
 Cicero
 NA
 60804

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 Title: Land Bank Acquisition

Activity Category: Activity Status:

Land Banking - Acquisition (NSP Only) Planned

Project Number: Project Title: NSP-2008-0005 Land Bank

Projected Start Date: Projected End Date:

01/15/2009 07/12/2010

National Objective: Responsible Organization:

NSP Only - LMMI Town of Cicero

Overall	Apr 1 thru Jun 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$0.00
Total CDBG Program Funds Budgeted	N/A	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Acquisition of properties for the purpose of creating land banks.

Location Description:

Town of Cicero's Target Area.

Activity Progress Narrative:

No accomplishments

Performance Measures

	This R	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total	
# of Properties	0	0	0	0/0	0/0	0/0	
# of housing units	0	0	0	0/0	0/0	0/0	

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 Title: NSP Program Administration

Activity Category: Activity Status:

Administration Under Way

Project Number: Project Title:

NSP-2008-0006 Administration

Projected Start Date: Projected End Date:

01/16/2009 07/12/2010

National Objective: Responsible Organization:

N/A Town of Cicero

Overall	Apr 1 thru Jun 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$207,835.00
Total CDBG Program Funds Budgeted	N/A	\$207,835.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

General Program Administration of the Town of Cicero's NSP. Funds will be used for staff salaries, equipment, planning, etc...

Location Description:

Town of Cicero Department of Housing 1634 S. Laramie Cicero, IL 60804

Activity Progress Narrative:

Reported by Staff Member Tom Tomschin Staff salaries, general administration of the NSP program. Total funds obligated in Quarter 1 = \$21,659.58

Performance Measures

No Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Funding Sources Found Total Other Funding Sources