

Grantee: Joliet, IL

Grant: B-08-MN-17-0005

July 1, 2009 thru September 30, 2009 Performance Report

Grant Number:

B-08-MN-17-0005

Obligation Date:**Grantee Name:**

Joliet, IL

Award Date:**Grant Amount:**

\$3,531,810.00

Contract End Date:**Grant Status:**

Active

Review by HUD:

Reviewed and Approved

Submitted By:

No Submitter Found

Disasters:**Declaration Number**

NSP

Plan Description:

The Neighborhood Stabilization Program (NSP) was authorized under Title III of Division B of the Housing and Economic Recovery Act of 2008 (HERA). A total of \$3.92 billion was allocated to states and local governments in emergency assistance for the redevelopment of abandoned and foreclosed homes. The City of Joliet is proposing this Substantial Amendment to the 2008 Action Plan in order to fulfill the application requirements to receive Neighborhood Stabilization Program (NSP) funds from the U.S. Department of Housing and Urban Development (HUD). Once the Substantial Amendment has been approved, the City of Joliet will receive an allocation of \$3,531,810.00 to be used for the redevelopment of abandoned and foreclosed homes and residential properties.

Recovery Needs:

The City of Joliet has initially identified the areas of greatest need based on data provided by HUD. This Substantial Amendment defines the areas of greatest need as follows:

- Areas with the greatest percentage of home foreclosures;
- Areas with the highest percentage of homes financed by a subprime mortgage related loan; and
- Areas identified as likely to face a significant rise in the rate of home foreclosures

In addition to targeting areas of greatest need, the NSP funds will benefit low, moderate and middle income

households (LMMI), which include individuals and families whose incomes do not exceed 120% of area median income. Additionally, not less than twentyfive percent (25%)

of the funds will be used for the purchase and redevelopment of abandoned or foreclosed upon homes or residential properties that will be used to house individuals or families whose incomes do not exceed 50% of area median income.

The following eligible uses have been approved by HUD for the Neighborhood Stabilization Program (NSP):

A. Establishing financing mechanisms for purchase and redevelopment of foreclosed upon homes and residential properties, including soft second mortgages, loan loss reserves

and shared equity

loans for low and

moderate income

homebuyers;

B. Purchasing and rehabilitating homes and residential properties that have been abandoned or foreclosed upon, in order to sell, rent, or redevelop such homes and properties;

C. Establishing land banks for homes that have been foreclosed upon;

D. Demolishing blighted structures; and

E. Redeveloping demolished or vacant properties.

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$3,531,810.00
Total CDBG Program Funds Budgeted	N/A	\$3,531,810.00
Program Funds Drawdown	\$430,326.11	\$1,168,722.37
Obligated CDBG DR Funds	\$430,326.11	\$1,168,722.37
Expended CDBG DR Funds	\$0.00	\$730,397.88
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	\$20.00
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$529,771.50	\$0.00
Limit on Admin/Planning	\$353,181.00	\$0.00
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

Overall Progress Narrative:

The City of Joliet has received funding of \$3.5 million under the Neighborhood Stabilization Program (NSP) for the purchase and redevelopment of abandoned and foreclosed upon homes and residential properties. As of 9/09/09, a total of \$1,252,729.40 in funding has been utilized for acquisition and administrative costs incurred in the purchase of twelve properties for the purposes outlined below. This figure represents 35.5% of the total amount allocated. The City has requested and received reimbursement for 93.3% of all out-of pocket expenses from the Department of Housing and Urban Development (HUD).

Properties Purchased	Eligible Activity	Status
1024 Barthelme Avenue	Acquisition and Rehabilitation	Closed on property
619 N. Center Street	Benefit 50% AMI Requirement	Closed on property
1013 Cypress Lane	Acquisition and Rehabilitation	Rehab contract out to bid
2117 Dartmoor Drive	Acquisition and Rehabilitation	Closed on property
2118 Dartmoor Drive	Acquisition and Rehabilitation	Open House scheduled
3800 Flowermeadow	Acquisition and Rehabilitation	Closed on property
205-207 S. Joliet Street	Benefit 50% AMI Requirement	Closed on property
326 Margaret Street	Benefit 50% AMI Requirement	Complete-To be conveyed
1300 N. May Street	Acquisition and Rehabilitation	Under Rehab
837 Mulford Lane	Acquisition and Rehabilitation	Rehab contract out to bid
1112 Nowell Avenue	Benefit 50% AMI Requirement	Closed on property

917 Summit Street

Benefit 50% AMI Requirement

Closed on property

The City also purchased 1300 Arthur Avenue for \$1.00 from the Department of Housing and Urban Development. Neighborhood Stabilization Program funds will be used to demolish the existing structure and construct a new single family residence. Additionally, the City expects to close on the properties at 207 Henderson Avenue and 412 S. Des Plaines Avenue by the end of November 2009 for landbanking.

Project Summary

Project #, Project Title	This Report Period		To Date	
	Project Funds Budgeted	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
1, Acq/Rehab - Homeownership	\$0.00	\$0.00	\$0.00	\$0.00
2, New Construction for Homeownership	\$0.00	\$0.00	\$0.00	\$0.00
3, Downpayment Assistance	\$0.00	\$0.00	\$0.00	\$0.00
4, Demolition	\$0.00	\$0.00	\$0.00	\$0.00
5, Land Banking	\$0.00	\$0.00	\$0.00	\$0.00
6, 25% Low Income Targeting - Rental	\$0.00	\$0.00	\$0.00	\$0.00
7, Administration	\$0.00	\$0.00	\$0.00	\$0.00
9999, Restricted Balance	\$0.00	\$0.00	\$0.00	\$0.00
BCKT, Bucket Project	\$0.00	\$430,326.11	\$3,531,810.00	\$1,168,722.37

Activities

Grantee Activity Number: 1

Activity Title: Homeownership

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

BCKT

Project Title:

Bucket Project

Projected Start Date:

01/01/2009

Projected End Date:

07/31/2013

National Objective:

NSP Only - LMMI

Responsible Organization:

City of Joliet, 150 West Jefferson Street, Joliet, IL 60432

Overall

Jul 1 thru Sep 30, 2009

To Date

Total Projected Budget from All Sources	N/A	\$1,312,500.00
Total CDBG Program Funds Budgeted	N/A	\$1,312,500.00
Program Funds Drawdown	\$230,678.10	\$768,242.65
Obligated CDBG DR Funds	\$146,136.89	\$768,242.65
Expended CDBG DR Funds	\$0.00	\$622,105.76
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

This activity is expected to be undertaken in all three areas of greatest need. It is anticipated that 7 homes will be purchased and rehabbed within the first 18 months of the program. The average cost of acquisition and rehabilitation per property is estimated at \$187,500.00. Based upon the number of homes and average cost, \$1,312,500.00 will be utilized for this activity.

Location Description:

Census Tracts: 881200, 881300, 881800, 881900, 882000, 882100, 882200, 882300, 882400, 882500, 882600, 882700, 882900, 883000, 883100.

Activity Progress Narrative:

Two properties were purchased for this activity. Two properties were moved to activity 6: 619 N. Center St. and 917 Summit St.

Performance Measures

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

Activity Locations

Address	City	State	Zip
2117 Dartmoor	Joliet	NA	60435
3800 Flowermeadow	Joliet	NA	60431

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:	2
Activity Title:	Construction of New Housing for Homeownership

Activity Category:

Construction of new housing

Project Number:

BCKT

Projected Start Date:

01/01/2009

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Bucket Project

Projected End Date:

07/31/2013

Responsible Organization:

City of Joliet, 150 West Jefferson Street, Joliet, IL 60432

Overall

Jul 1 thru Sep 30, 2009

To Date

Total Projected Budget from All Sources	N/A	\$187,500.00
Total CDBG Program Funds Budgeted	N/A	\$187,500.00
Program Funds Drawdown	\$250.00	\$250.00
Obligated CDBG DR Funds	\$250.00	\$250.00
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:

This activity is expected to be undertaken in all three areas of greatest need. It is anticipated that 1 home will be constructed within the first 18 months of the program. The average cost of new construction per property is estimated at \$187,500.00. Based upon the number of homes and average cost, \$187,500.00 will be utilized for this activity.

Location Description:

Census Tracts: 881200, 881300, 881800, 881900, 882000, 882100, 882200, 882300, 882400, 882500, 882600, 882700, 882900, 883000, 883100.

Activity Progress Narrative:

Performance Measures

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

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

Grantee Activity Number: 3

Activity Title: Downpayment Assistance

Activity Category:

Homeownership Assistance to low- and moderate-income

Activity Status:

Planned

Project Number:

BCKT

Project Title:

Bucket Project

Projected Start Date:

01/01/2009

Projected End Date:

07/31/2013

National Objective:

NSP Only - LMMI

Responsible Organization:

City of Joliet, 150 West Jefferson Street, Joliet, IL 60432

Overall

Jul 1 thru Sep 30, 2009

To Date

Total Projected Budget from All Sources	N/A	\$630,000.00
Total CDBG Program Funds Budgeted	N/A	\$630,000.00
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:

This activity is expected to be undertaken in all three areas of greatest need. It is anticipated that a minimum of 8 homebuyers will be assisted through this activity.

Location Description:

Census Tracts: 881200, 881300, 881800, 881900, 882000, 882100, 882200, 882300, 882400, 882500, 882600, 882700, 882900, 883000, 883100.

Activity Progress Narrative:

Two properties were added to this activity and the two properties at 619 N. Center St. and 917 Summit were moved to activity 6.

Performance Measures

	This Report Period		Total	Cumulative Actual Total / Expected		
	Low	Mod		Low	Mod	Total
# of housing units	0	0	0	0/0	0/0	8/8
# of Households benefitting	0	0	0	0/0	8/8	8/8

Activity Locations

Address	City	State	Zip
2117 Dartmoor	Joliet	NA	60435
3800 Flowermeadow	Joliet	NA	60431

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: 4

Activity Title: Demolition of Structures

Activity Category:

Clearance and Demolition

Activity Status:

Under Way

Project Number:

BCKT

Project Title:

Bucket Project

Projected Start Date:

01/01/2009

Projected End Date:

07/31/2013

National Objective:

NSP Only - LMMI

Responsible Organization:

City of Joliet, 150 West Jefferson Street, Joliet, IL 60432

Overall

Jul 1 thru Sep 30, 2009

To Date

Total Projected Budget from All Sources	N/A	\$75,000.00
Total CDBG Program Funds Budgeted	N/A	\$75,000.00
Program Funds Drawdown	\$1,187.46	\$1,840.11
Obligated CDBG DR Funds	\$2,296.71	\$2,949.36
Expended CDBG DR Funds	\$0.00	\$652.65
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

This activity is expected to be undertaken in all three areas of greatest need. It is anticipated that 8 blighted structures will be demolished within the first 18 months of the program. The average cost of demolition per property is estimated at \$9,375.00. Based upon the number of demolitions and the average cost, \$75,000.00 will be utilized for this activity.

Location Description:

Census Tracts: 881200, 881300, 881800, 881900, 882000, 882100, 882200, 882300, 882400, 882500, 882600, 882700, 882900, 883000, 883100.

Activity Progress Narrative:

This property consists of two houses on one lot that are to be demolished. This property and 1300 Arthur are out to bid for demolition.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	1	0/0	0/0	1/8
# of housing units	0	0	2	0/0	0/0	2/8

Activity Locations

Address	City	State	Zip
205-207 S. Joliet	Joliet	NA	60436

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:	5
Activity Title:	Acquisition of Properties

Activity Category:

Land Banking - Acquisition (NSP Only)

Project Number:

BCKT

Projected Start Date:

01/01/2009

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Bucket Project

Projected End Date:

07/31/2013

Responsible Organization:

City of Joliet, 150 West Jefferson Street, Joliet, IL 60432

Overall

Jul 1 thru Sep 30, 2009

To Date

Total Projected Budget from All Sources	N/A	\$90,710.00
Total CDBG Program Funds Budgeted	N/A	\$90,710.00
Program Funds Drawdown	\$1,095.00	\$1,095.00
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:

This activity is expected to be undertaken in all three areas of greatest need located within the City's target area.

Location Description:

Census Tracts: 881200, 881300, 881800, 881900, 882000, 882100, 882200, 882300, 882400, 882500, 882600, 882700, 882900, 883000, 883100.

Activity Progress Narrative:

207 Henderson and 412 S. Desplaines are under contract.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/2
# of housing units	0	0	0	0/0	0/0	0/2

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

Grantee Activity Number:	6
Activity Title:	Rental Housing/Homeownership

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

BCKT

Project Title:

Bucket Project

Projected Start Date:

01/01/2009

Projected End Date:

07/30/2013

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

City of Joliet, 150 West Jefferson Street, Joliet, IL 60432

Overall

Jul 1 thru Sep 30, 2009

To Date

Total Projected Budget from All Sources	N/A	\$883,000.00
Total CDBG Program Funds Budgeted	N/A	\$883,000.00
Program Funds Drawdown	\$142,189.52	\$334,435.27
Obligated CDBG DR Funds	\$226,781.55	\$334,421.02
Expended CDBG DR Funds	\$0.00	\$107,639.47
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

This activity is expected to be undertaken in all three areas of greatest need located within the City's target area.

Location Description:

Census Tracts: 881200, 881300, 881800, 881900, 882000, 882100, 882200, 882300, 882400, 882500, 882600, 882700, 882900, 883000, 883100.

Activity Progress Narrative:

Both 619 N. Center St. and 917 Summit St. were moved to this activity from activity 1.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	2	0/0	0/0	5/6
# of housing units	0	0	2	0/0	0/0	5/6
# of Households benefitting	0	0	0	1/6	0/0	1/6

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

Grantee Activity Number: 7

Activity Title: Admin

Activity Category:

Administration

Project Number:

BCKT

Projected Start Date:

01/01/2009

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Bucket Project

Projected End Date:

07/31/2013

Responsible Organization:

City of Joliet, 150 West Jefferson Street, Joliet, IL 60432

Overall

Jul 1 thru Sep 30, 2009

To Date

Total Projected Budget from All Sources	N/A	\$353,100.00
Total CDBG Program Funds Budgeted	N/A	\$353,100.00
Program Funds Drawdown	\$54,926.03	\$62,859.34
Obligated CDBG DR Funds	\$54,860.96	\$62,859.34
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:

Ten percent (10%) of the NSP allocation can be utilized for general administration and planning activities. The City has budgeted \$353,100.00 for this activity. Correlated Eligible Activity under CDBG: 24 CFR 570.205 and 206.

Location Description:

Census Tracts: 881200, 881300, 881800, 881900, 882000, 882100, 882200, 882300, 882400, 882500, 882600, 882700, 882900, 883000, 883100.

Activity Progress Narrative:

Funds were drawn for eligible expenses this quarter.

Performance Measures

No Performance Measures found.

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

