

Grantee: Joliet, IL

Grant: B-08-MN-17-0005

October 1, 2009 thru December 31, 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

QPR Contact:

No QPR Contact 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	\$2,853,824.55
Total CDBG Program Funds Budgeted	N/A	\$2,853,824.55
Program Funds Drawdown	\$210,667.97	\$1,379,390.34
Obligated CDBG DR Funds	\$211,833.97	\$1,380,556.34
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%	14.286%
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 received \$3.5 million in funding under the Neighborhood Stabilization Program. As of 12/31/09, \$1,379,390.34 has been drawn down for the acquisition of abandoned and foreclosed upon homes and residential properties. This figure represents 39.1% of the total allocation. The City has purchased a total of fourteen (14) properties to date. Eight of the properties will be rehabilitated and sold to qualified homebuyers. Rehabilitation was completed on one of the properties in November. Five properties will be rehabilitated and conveyed to local nonprofit organizations and the local housing authority to benefit individuals and families whose incomes are less than or equal to 50% AMI. The first of the five properties was rehabilitated this quarter and will be conveyed to the local nonprofit in early January 2010. One property has been acquired for landbanking purposes with an additional three properties expected to close by the end of January 2010. New construction will begin when weather permits on the property purchased from HUD for \$1.00.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
1, Acq/Rehab - Use B	\$100,941.41	\$0.00	\$1,203,572.99

2, Redevelopment - Use E	\$64,779.72	\$0.00	\$65,043.97
3, Downpayment Assistance	\$0.00	\$0.00	\$0.00
4, Demolition - Use D	\$6,245.89	\$0.00	\$8,086.00
5, Land Banking - Use C	\$11,569.88	\$0.00	\$12,664.88
7, Administration	\$27,131.07	\$0.00	\$90,022.50
9999, Restricted Balance	\$0.00	\$0.00	\$0.00
cancelled, cancelled	\$0.00	\$0.00	\$0.00
cancelled, cancelled	\$0.00	\$3,531,810.00	\$0.00

Activities

Grantee Activity Number: 1

Activity Title: Homeownership

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

1

Project Title:

Acq/Rehab - Use B

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

Oct 1 thru Dec 31, 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

\$62,537.87

\$830,780.52

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:

The City closed on the property at 319 S. Midland Avenue in December 2009. The rehabilitation of 2118 Dartmoor Drive was completed in November 2009 and the new buyer will be closing on the property in early February 2010. Rehabilitation work is underway at 1013 Cypress Lane, 837 Mulford Lane and 1300 N. May Street. Bids for the rehabilitation of 3800 Flowermeadow are due in the second week of January.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	8	0/0	0/0	15/7
# of housing units	0	0	8	0/0	0/0	15/7
# of Households benefitting	0	0	0	0/0	0/7	0/7

Activity Locations

Address	City	State	Zip
319 S. Midland Avenue	Joliet	NA	60436

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
Neighborhood Stabilization Program	\$0.00
Total Other Funding Sources	\$0.00

Grantee Activity Number: 1-6-A Cornerstone 25% Set-Aside

Activity Title: 326 S. Margaret Street

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

1

Project Title:

Acq/Rehab - Use B

Projected Start Date:

01/01/2009

Projected End Date:

07/31/2013

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

City of Joliet

Overall

Oct 1 thru Dec 31, 2009

To Date

Total Projected Budget from All Sources

N/A

\$144,328.50

Total CDBG Program Funds Budgeted

N/A

\$144,328.50

Program Funds Drawdown

\$35,273.73

\$143,815.90

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:

The subject property will be acquired and rehabilitated with NSP funds and conveyed to Cornerstone Services to provide housing to households whose incomes are less than 50% of AMI.

Location Description:

326 S. Margaret Street, Joliet, IL 60436

Activity Progress Narrative:

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

Neighborhood Stabilization Program

\$0.00

Total Other Funding Sources

\$0.00

Grantee Activity Number:	1-6-B Morningstar Mission 25% Set-Aside
Activity Title:	619 N. Center Street

Activity Category:
Rehabilitation/reconstruction of residential structures

Activity Status:
Under Way

Project Number:
1

Project Title:
Acq/Rehab - Use B

Projected Start Date:
01/01/2009

Projected End Date:
07/31/2013

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

Responsible Organization:
City of Joliet

Overall	Oct 1 thru Dec 31, 2009	To Date
Total Projected Budget from All Sources	N/A	\$84,467.22
Total CDBG Program Funds Budgeted	N/A	\$84,467.22
Program Funds Drawdown	\$1,302.90	\$83,955.94
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:

The subject property will be acquired and rehabilitated with NSP funds and conveyed to Morningstar Mission or Cornerstone Services to provide housing to households whose income is less than 50% of AMI.

Location Description:

619 N. Center Street, Joliet, IL 60435

Activity Progress Narrative:

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
Total Other Funding Sources	\$0.00

Neighborhood Stabilization Program	\$0.00
Total Other Funding Sources	\$0.00

Grantee Activity Number:	1-6-C Cornerstone 25% Set-Aside
Activity Title:	917 Summit Street

Activity Category:
Rehabilitation/reconstruction of residential structures

Activity Status:
Under Way

Project Number:
1

Project Title:
Acq/Rehab - Use B

Projected Start Date:
01/01/2009

Projected End Date:
07/31/2013

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

Responsible Organization:
City of Joliet

Overall	Oct 1 thru Dec 31, 2009	To Date
Total Projected Budget from All Sources	N/A	\$102,280.30
Total CDBG Program Funds Budgeted	N/A	\$102,280.30
Program Funds Drawdown	\$871.91	\$101,498.31
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:

Subject property will be purchased and rehabilitated with NSP funds and conveyed to Morningstar Mission or Cornerstone Services to provide housing to households whose income is less than 50% of AMI.

Location Description:

917 Summit Street, Joliet, IL 60435

Activity Progress Narrative:

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**

Neighborhood Stabilization Program

\$0.00

Total Other Funding Sources

\$0.00

Grantee Activity Number: 1-6-D SR-1 HAJ 25% Set-Aside**Activity Title: 1112 Nowell Avenue****Activity Category:**

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

1

Project Title:

Acq/Rehab - Use B

Projected Start Date:

01/01/2009

Projected End Date:

07/31/2013

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Housing Authority of Joliet

Overall**Oct 1 thru Dec 31, 2009****To Date****Total Projected Budget from All Sources**

N/A

\$144,147.32

Total CDBG Program Funds Budgeted

N/A

\$144,147.32

Program Funds Drawdown

\$955.00

\$43,522.32

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:

Subject property will be acquired with NSP funds and conveyed to Housing Authority of Joliet as sub-recipient to rehabilitate with NSP funds and upon completion, to provide housing to households whose income is below 50% of AMI.

Location Description:

1112 Nowell Avenue, Joliet, IL 60433

Activity Progress Narrative:**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
Neighborhood Stabilization Program	\$0.00
Total Other Funding Sources	\$0.00

Grantee Activity Number:	1-A
Activity Title:	1024 Barthelme

Activity Category:
Rehabilitation/reconstruction of residential structures

Activity Status:
Under Way

Project Number:
1

Project Title:
Acq/Rehab - Use B

Projected Start Date:
01/01/2009

Projected End Date:
07/31/2013

National Objective:
NSP Only - LMMI

Responsible Organization:
City of Joliet

Overall	Oct 1 thru Dec 31, 2009	To Date
Total Projected Budget from All Sources	N/A	\$255,911.31
Total CDBG Program Funds Budgeted	N/A	\$255,911.31
Program Funds Drawdown	\$1,079.07	\$106,573.04
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 is a single family home acquired with NSP funds which will be rehabilitated and sold to a qualified homeowner whose income does not exceed 120% of AMI.

Location Description:

1024 Barthelme, Joliet, IL 60435

Activity Progress Narrative:

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
Neighborhood Stabilization Program	\$0.00
Total Other Funding Sources	\$0.00

Grantee Activity Number:	1-B
Activity Title:	1013 Cypress Lane

Activity Category:
Rehabilitation/reconstruction of residential structures

Activity Status:
Under Way

Project Number:
1

Project Title:
Acq/Rehab - Use B

Projected Start Date:
01/01/2009

Projected End Date:
07/31/2013

National Objective:
NSP Only - LMMI

Responsible Organization:
City of Joliet

Overall	Oct 1 thru Dec 31, 2009	To Date
Total Projected Budget from All Sources	N/A	\$176,506.30
Total CDBG Program Funds Budgeted	N/A	\$176,506.30
Program Funds Drawdown	\$491.89	\$120,546.25
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 is a single family acquired with NSP funds that will be rehabilitated and sold to a qualified homeowner whose income does not exceed 120% of AMI.

Location Description:

1013 Cypress Lane, Joliet, IL 60435

Activity Progress Narrative:

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
Total Other Funding Sources	\$0.00

Neighborhood Stabilization Program

\$0.00

Total Other Funding Sources

\$0.00

Grantee Activity Number: 1-C

Activity Title: 2117 Dartmoor Drive

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

1

Project Title:

Acq/Rehab - Use B

Projected Start Date:

01/01/2009

Projected End Date:

07/31/2013

National Objective:

NSP Only - LMMI

Responsible Organization:

City of Joliet

Overall

Oct 1 thru Dec 31, 2009

To Date

Total Projected Budget from All Sources

N/A

\$212,382.47

Total CDBG Program Funds Budgeted

N/A

\$212,382.47

Program Funds Drawdown

\$520.27

\$107,606.27

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 is a single family residence acquired with NSP funds that will be rehabilitated and sold to a qualified homeowner whose income does not exceed 120% of AMI.

Location Description:

2117 Dartmoor Drive, Joliet, IL 60435

Activity Progress Narrative:

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**

Neighborhood Stabilization Program

\$0.00

Total Other Funding Sources

\$0.00

Grantee Activity Number: 1-D**Activity Title: 2118 Dartmoor Drive****Activity Category:**

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

1

Project Title:

Acq/Rehab - Use B

Projected Start Date:

01/01/2009

Projected End Date:

07/31/2013

National Objective:

NSP Only - LMMI

Responsible Organization:

City of Joliet

Overall**Oct 1 thru Dec 31, 2009****To Date****Total Projected Budget from All Sources**

N/A

\$192,531.50

Total CDBG Program Funds Budgeted

N/A

\$192,531.50

Program Funds Drawdown

\$55,479.52

\$191,479.81

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 is a single family home that was purchased with NSP funds and will be rehabilitated and sold to a qualified homeowner whose income does not exceed 120% of AMI.

Location Description:

2118 Dartmoor Drive, Joliet, IL 60435

Activity Progress Narrative:**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
Neighborhood Stabilization Program	\$0.00
Total Other Funding Sources	\$0.00

Grantee Activity Number:	1-E
Activity Title:	3800 Flowermeadow Street

Activity Category:
Rehabilitation/reconstruction of residential structures

Activity Status:
Under Way

Project Number:
1

Project Title:
Acq/Rehab - Use B

Projected Start Date:
01/01/2009

Projected End Date:
07/31/2013

National Objective:
NSP Only - LMMI

Responsible Organization:
City of Joliet

Overall	Oct 1 thru Dec 31, 2009	To Date
Total Projected Budget from All Sources	N/A	\$167,462.27
Total CDBG Program Funds Budgeted	N/A	\$167,462.27
Program Funds Drawdown	\$2,701.80	\$117,294.52
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 is a single family home that was acquired with NSP funds and will be rehabilitated and sold to a qualified homeowner whose income does not exceed 120% of AMI.

Location Description:

3800 Flowermeadow Street, Joliet, IL 60435

Activity Progress Narrative:

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
Neighborhood Stabilization Program	\$0.00
Total Other Funding Sources	\$0.00

Grantee Activity Number:	1-F
Activity Title:	1300 N. May Street

Activity Category:
Rehabilitation/reconstruction of residential structures

Activity Status:
Under Way

Project Number:
1

Project Title:
Acq/Rehab - Use B

Projected Start Date:
01/01/2009

Projected End Date:
07/31/2013

National Objective:
NSP Only - LMMI

Responsible Organization:
City of Joliet

Overall	Oct 1 thru Dec 31, 2009	To Date
Total Projected Budget from All Sources	N/A	\$192,632.10
Total CDBG Program Funds Budgeted	N/A	\$192,632.10
Program Funds Drawdown	\$1,261.33	\$82,745.11
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 is a single family home acquired with NSP funds that will be rehabilitated and sold to a qualified homeowner whose income does not exceed 120% of AMI.

Location Description:

1300 N. May Street, Joliet, IL 60435

Activity Progress Narrative:

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
Total Other Funding Sources	\$0.00

Neighborhood Stabilization Program	\$0.00
Total Other Funding Sources	\$0.00

Grantee Activity Number:	1-G
Activity Title:	319 S. Midland Avenue

Activity Category:
Rehabilitation/reconstruction of residential structures

Activity Status:
Under Way

Project Number:
1

Project Title:
Acq/Rehab - Use B

Projected Start Date:
01/01/2009

Projected End Date:
07/31/2013

National Objective:
NSP Only - LMMI

Responsible Organization:
City of Joliet

Overall	Oct 1 thru Dec 31, 2009	To Date
Total Projected Budget from All Sources	N/A	\$120,596.04
Total CDBG Program Funds Budgeted	N/A	\$120,596.04
Program Funds Drawdown	\$425.00	\$425.00
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 home was purchased with NSP funds and will be rehabilitated back to its original use of a single family residence. Upon completion of the rehab the property will be sold to a qualified homeowner whose income does not exceed 120% of AMI.

Location Description:

319 S. Midland Avenue, Joliet, IL 60436

Activity Progress Narrative:

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**

Neighborhood Stabilization Program

\$0.00

Total Other Funding Sources

\$0.00

Grantee Activity Number: 1-H**Activity Title: 837 Mulford Lane****Activity Category:**

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

1

Project Title:

Acq/Rehab - Use B

Projected Start Date:

01/01/2009

Projected End Date:

07/31/2013

National Objective:

NSP Only - LMMI

Responsible Organization:

City of Joliet

Overall**Oct 1 thru Dec 31, 2009****To Date****Total Projected Budget from All Sources**

N/A

\$144,704.23

Total CDBG Program Funds Budgeted

N/A

\$144,704.23

Program Funds Drawdown

\$578.99

\$104,110.52

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 single family home was acquired with NSP funds and will be rehabilitated and sold to a qualified homeowner whose income does not exceed 120% of AMI.

Location Description:

837 Mulford Lane, Joliet, IL 60436

Activity Progress Narrative:**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
Neighborhood Stabilization Program	\$0.00
Total Other Funding Sources	\$0.00

Grantee Activity Number: 2
Activity Title: Construction of New Housing for Homeownership

Activity Category:
 Construction of new housing

Activity Status:
 Under Way

Project Number:
 2

Project Title:
 Redevelopment - Use E

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	Oct 1 thru Dec 31, 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	\$425.00	\$675.00
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:

The floor plans for the single family home to be constructed at 1300 Arthur Avenue are currently being finalized. The bid package will go out for this project in early February 2010 and construction is expected to begin before the end of the quarter.

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: 2-6-E-SR-2 HAJ 25% Set-Aside**Activity Title: 205-207 S. Joliet Street****Activity Category:**

Construction of new replacement housing

Activity Status:

Under Way

Project Number:

2

Project Title:

Redevelopment - Use E

Projected Start Date:

01/01/2009

Projected End Date:

07/31/2013

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Housing Authority of Joliet

Overall**Oct 1 thru Dec 31, 2009****To Date****Total Projected Budget from All Sources**

N/A

\$229,893.97

Total CDBG Program Funds Budgeted

N/A

\$229,893.97

Program Funds Drawdown

\$64,354.72

\$64,368.97

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:

Subject property will be acquired and existing two single family structures on one lot will be demolished with NSP funds. Demolition activity for this property is Activity 4-E. Upon completion of demolition, property will be conveyed to Housing Authority of Joliet to build new single family house to provide housing to households whose income is less than 50% of AMI.

Location Description:

205-207 S. Joliet Street, Joliet, IL 60436

Activity Progress Narrative:**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
Neighborhood Stabilization Program	\$0.00
Total Other Funding Sources	\$0.00

Grantee Activity Number:	2-A
Activity Title:	1300 Arthur Avenue - New Const

Activity Category:

Construction of new housing

Project Number:

2

Projected Start Date:

01/01/2009

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Redevelopment - Use E

Projected End Date:

07/31/2013

Responsible Organization:

City of Joliet

Overall	Oct 1 thru Dec 31, 2009	To Date
Total Projected Budget from All Sources	N/A	\$175,906.24
Total CDBG Program Funds Budgeted	N/A	\$175,906.24
Program Funds Drawdown	\$425.00	\$675.00
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 single family residence was acquired from HUD for \$1.00 prior to NSP program. After demolition, which will be funded with NSP monies, a new home will be constructed and sold to a qualified homeowner whose income does not exceed 120% of AMI.

Location Description:

1300 Arthur Avenue, Joliet, IL 60432

Activity Progress Narrative:

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
Total Other Funding Sources	\$0.00

Neighborhood Stabilization Program	\$0.00
Total Other Funding Sources	\$0.00

Grantee Activity Number: 3
Activity Title: Downpayment Assistance

Activity Category: Homeownership Assistance to low- and moderate-income	Activity Status: Planned
Project Number: 3	Project Title: Downpayment Assistance
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	Oct 1 thru Dec 31, 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:

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:

The rehabilitation of the property at 2118 Dartmoor was completed this quarter and a qualified buyer has signed a contract to purchase the property. The City will provide \$50,000.00 in downpayment assistance/closing costs assistance to the homebuyer at closing, which is anticipated for early February 2010.

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	8/8
# of Households benefitting	0	0	0	0/0	8/8	8/8

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: 4

Activity Title: Demolition of Structures

Activity Category:

Clearance and Demolition

Activity Status:

Under Way

Project Number:

4

Project Title:

Demolition - Use D

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	Oct 1 thru Dec 31, 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	\$6,245.89	\$9,195.25
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:

The City demolished the house on the property at 1300 Arthur Avenue and the two houses on the property at 205-207 S. Joliet Street in this quarter.

Performance Measures

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

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:	4-B
Activity Title:	412 S. Desplaines Street - Demo

Activity Category:

Clearance and Demolition

Activity Status:

Under Way

Project Number:

4

Project Title:

Demolition - Use D

Projected Start Date:

01/01/2009

Projected End Date:

07/31/2013

National Objective:

Low/Mod

Responsible Organization:

City of Joliet

Overall

Oct 1 thru Dec 31, 2009

To Date

Total Projected Budget from All Sources	N/A	\$394.90
Total CDBG Program Funds Budgeted	N/A	\$394.90
Program Funds Drawdown	\$349.83	\$349.83
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:

The single family structure will be demolished and the vacant lot sold/conveyed to an adjacent property owner.

Location Description:

412 S. Desplaines Street, Joliet, IL 60436

Activity Progress Narrative:

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
Neighborhood Stabilization Program	\$0.00
Total Other Funding Sources	\$0.00

Grantee Activity Number: 4-C

Activity Title: 207 Henderson Avenue - Demo

Activity Category:

Clearance and Demolition

Activity Status:

Under Way

Project Number:

4

Project Title:

Demolition - Use D

Projected Start Date:

01/01/2009

Projected End Date:

07/31/2013

National Objective:

NSP Only - LMMI

Responsible Organization:

City of Joliet

Overall

Oct 1 thru Dec 31, 2009

To Date

Total Projected Budget from All Sources

N/A

\$1,066.14

Total CDBG Program Funds Budgeted

N/A

\$1,066.14

Program Funds Drawdown

\$310.96

\$368.42

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:

The single family structure will be demolished and the vacant lot sold/conveyed to an adjacent property owner.

Location Description:

207 Henderson Avenue, Joliet, IL 60432

Activity Progress Narrative:

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

Neighborhood Stabilization Program

\$0.00

Total Other Funding Sources

\$0.00

Grantee Activity Number: 4-E

Activity Title: 205-207 S. Joliet Street - Demo

Activity Category:

Clearance and Demolition

Project Number:

4

Projected Start Date:

01/01/2009

National Objective:

Low/Mod

Activity Status:

Under Way

Project Title:

Demolition - Use D

Projected End Date:

07/31/2013

Responsible Organization:

City of Joliet

Overall

Oct 1 thru Dec 31, 2009

To Date

Total Projected Budget from All Sources

N/A

\$15,935.10

Total CDBG Program Funds Budgeted

N/A

\$15,935.10

Program Funds Drawdown

\$5,585.10

\$5,935.10

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:

Subject property has two single family structures on the one lot. Both structures will be demolished and the vacant property sold/conveyed to the Housing Authority of Joliet for new construction to benefit households whose income are below 50% of AMI

Location Description:

205-207 S. Joliet Street, Joliet, IL 60436

Activity Progress Narrative:

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

Total Other Funding Sources

\$0.00

Neighborhood Stabilization Program	\$0.00
Total Other Funding Sources	\$0.00

Grantee Activity Number:	5
Activity Title:	Acquisition of Properties

Activity Category: Land Banking - Acquisition (NSP Only)	Activity Status: Under Way
Project Number: cancelled	Project Title: cancelled
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	Oct 1 thru Dec 31, 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	\$12,664.88	\$12,664.88
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:

The City closed on the property at 412 S. Desplaines Street in November 2009 and has signed contracts for the purchase of 207 Henderson Avenue, 109 E. Marion Street and 201 S. Ottawa Street. The closings for the three properties are expected to occur in January 2010.

Performance Measures

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

Activity Locations

Address	City	State	Zip
412 S. Desplaines Street	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-A

Activity Title: 201 S. Ottawa Street - LB Acq

Activity Category:

Land Banking - Acquisition (NSP Only)

Project Number:

5

Projected Start Date:

01/01/2009

National Objective:

Low/Mod

Activity Status:

Under Way

Project Title:

Land Banking - Use C

Projected End Date:

07/31/2013

Responsible Organization:

City of Joliet

Overall

Oct 1 thru Dec 31, 2009

To Date

Total Projected Budget from All Sources

N/A

\$18,183.56

Total CDBG Program Funds Budgeted

N/A

\$18,183.56

Program Funds Drawdown

\$1,000.00

\$1,000.00

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:

Subject property will be purchased for land banking purposes and the existing single family structure demolished.

Location Description:

201 S. Ottawa Street, Joliet, IL 60436

Activity Progress Narrative:

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

Neighborhood Stabilization Program

\$0.00

Total Other Funding Sources

\$0.00

Grantee Activity Number:	5-B
Activity Title:	412 S. Desplaines Street - LB Acq

Activity Category:

Land Banking - Acquisition (NSP Only)

Project Number:

5

Projected Start Date:

01/01/2009

National Objective:

Low/Mod

Activity Status:

Under Way

Project Title:

Land Banking - Use C

Projected End Date:

07/31/2013

Responsible Organization:

City of Joliet

Overall	Oct 1 thru Dec 31, 2009	To Date
Total Projected Budget from All Sources	N/A	\$9,464.95
Total CDBG Program Funds Budgeted	N/A	\$9,464.95
Program Funds Drawdown	\$9,119.88	\$9,419.88
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:

The subject property will be acquired for landbanking purposes and the single family structure demolished. Demolition Activity for this project is Activity 4-B

Location Description:

412 S. Desplaines Street, Joliet, IL 60436

Activity Progress Narrative:

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
Neighborhood Stabilization Program	\$0.00
Total Other Funding Sources	\$0.00

Grantee Activity Number:	5-D
Activity Title:	109 E. Marion Street - LB Acq

Activity Category:
Land Banking - Acquisition (NSP Only)

Project Number:
5

Projected Start Date:
01/01/2009

National Objective:
Low/Mod

Activity Status:
Under Way

Project Title:
Land Banking - Use C

Projected End Date:
07/31/2013

Responsible Organization:
City of Joliet

Overall	Oct 1 thru Dec 31, 2009	To Date
Total Projected Budget from All Sources	N/A	\$10,957.10
Total CDBG Program Funds Budgeted	N/A	\$10,957.10
Program Funds Drawdown	\$1,450.00	\$1,450.00
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:

Subject property will be purchased for land banking purposes and the existing single family structure demolished. Demolition activity for this property is Activity 4-D.

Location Description:

109 E. Marion Street, Joliet, IL 60436

Activity Progress Narrative:

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
Total Other Funding Sources	\$0.00

Neighborhood Stabilization Program	\$0.00
Total Other Funding Sources	\$0.00

Grantee Activity Number:	6 - cancelled
Activity Title:	cancelled

Activity Category:
Rehabilitation/reconstruction of residential structures

Activity Status:
Under Way

Project Number:
cancelled

Project Title:
cancelled

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

Overall	Oct 1 thru Dec 31, 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	\$102,829.26	\$437,250.28
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:

cancelled

Location Description:

cancelled

Activity Progress Narrative:

The property at 326 Margaret Street has been rehabilitated and will be conveyed to a local nonprofit organization in January 2010.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	5/6
# of housing units	0	0	0	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 - cancelled

Activity Title: cancelled

Activity Category:

Administration

Project Number:

7

Projected Start Date:

01/01/2009

National Objective:

N/A

Activity Status:

Under Way

Project Title:

Administration

Projected End Date:

07/31/2013

Responsible Organization:

City of Joliet

Overall

Oct 1 thru Dec 31, 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

\$27,131.07

\$89,990.41

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:

Cancelled

Location Description:

cancelled

Activity Progress Narrative:

Funds were drawn down 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

Grantee Activity Number: 7-A

Activity Title: Administration Costs

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

7

Project Title:

Administration

Projected Start Date:

01/01/2009

Projected End Date:

07/31/2013

National Objective:

N/A

Responsible Organization:

City of Joliet

Overall

Oct 1 thru Dec 31, 2009

To Date

Total Projected Budget from All Sources

N/A

\$353,181.00

Total CDBG Program Funds Budgeted

N/A

\$353,181.00

Program Funds Drawdown

\$27,131.07

\$90,022.50

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:

Administration costs associated with NSP program.

Location Description:

N/A

Activity Progress Narrative:

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

Total Other Funding Sources

\$0.00

Neighborhood Stabilization Program

\$0.00

Total Other Funding Sources

\$0.00
