

Grantee: St. Clair County, IL

Grant: B-08-UN-17-0006

July 1, 2021 thru September 30, 2021 Performance

Grant Number: B-08-UN-17-0006	Obligation Date:	Award Date:
Grantee Name: St. Clair County, IL	Contract End Date:	Review by HUD: Reviewed and Approved
Grant Award Amount: \$2,262,015.00	Grant Status: Active	QPR Contact: No QPR Contact Found
LOCCS Authorized Amount: \$2,262,015.00	Estimated PI/RL Funds: \$1,393,692.64	
Total Budget: \$3,655,707.64		

Disasters:

Declaration Number

No Disasters Found

Narratives

Areas of Greatest Need:

Affordable housing is a high priority under our current Consolidated Plan and Action Plan. NSP funds were identified for geographic areas of greatest need. These areas were identified by cross-referencing data detailing foreclosure and pre-foreclosure activity with HUD's foreclosure and abandonment risk score data. Several census tracts were identified as areas of greatest need. St. Clair County mapped these areas and all NSP funds were utilized in those identified as areas of greatest need. All properties purchased were either abandoned or foreclosed and targeted to be sold to low to very low income buyers.

Distribution and and Uses of Funds:

St. Clair County identified census tracts as containing a significant number of abandoned/foreclosed properties. Purchasing, rehabilitating, re-selling homes in these areas will be the highest priority use of the NSP funds; the County's second priority was in areas identified by HUD with the highest percentage of homes financed by a subprime mortgage. Both areas are the same census tracts; therefore, this was also one of the County's highest priorities. The County continued to monitor areas of greatest need that had a high risk factor for foreclosure and abandonment or by St. Clair County as being an area of high pre-foreclosure activity. The County utilized existing programs and developers/organizations to improve services to the low income neighborhoods. The County originally intended to purchase/rehab and sell to low income persons seven to eight homes. With the return of program income the County purchased rehabbed and sold to low income buyers twenty two homes. The County focused on selling to low income buyers and exceeded our 25% set aside to persons below 50% of the area median income.

Definitions and Descriptions:

(1) "Blighted structure" shall mean a structure that (a) is abandoned; (b) meets the definition of "unsafe Structures and Equipment" under the St. Clair County Building Code, effective July 1, 1997, which is: "All structures or existing equipment which are or hereafter become unsafe, unsanitary or deficient because of inadequate means of egress facilities, inadequate light and ventilation, or which constitute a fire hazard, or are otherwise dangerous to human life or public welfare, or which involve illegal or improper occupancy or inadequate maintenance, shall be deemed an unsafe condition. All unsafe structures shall be taken down and removed or made safe, as the Code Official deems necessary and as provided for in this Section. A vacant structure that is not secured against entry shall be deemed unsafe." (2) "Continued affordability" shall be in accordance with the HOME program standards for homeownership housing. The County intends to ensure affordability by filing necessary liens on the property at a minimum. Minimum period of affordability will be - 5 years for under \$15,000 NSP funds; 10 years affordability for \$15,000-\$40,000; 15 years affordability for over \$40,000. (3) "Housing rehabilitation standards" shall be set forth in the St. Clair County Intergovernmental Grants Department/Community Development Division's Housing Maintenance Standards Handbook, as amended from time to time. These standards require that all buildings purchased for rehabilitation be brought up to local code, that required building permits be obtained, and that appropriate inspections be performed.

Low Income Targeting:

The estimated amount of funds appropriated or otherwise made available under the NSP program to be used to purchase and redevelop abandoned or foreclosed upon homes or residential properties for housing individuals or families whose incomes do not exceed 50% of area median income was originally set at \$600,000. This number represented over 25% of the County NSP allocation. Including the County's program income returned the County vastly exceeded the amount originally allocated.



Acquisition and Relocation:

The County did not originally intend to demolish or convert any properties as part of the NSP program; The County did not demolish or convert any properties thru out the process of our NSP program, therefore, no relocation was required.

Public Comment:

St. Clair County published a notice of the Substantial Amendment in the local newspaper with the greatest circulation. It also made the amendment available to the public by adding it to the County website on that day. The Amendment was made available for a 15-day period beginning, Monday, November 10th and ending at 4:30 p.m. on Monday, November 24th, 2008. Proof of the publication was available on request. Comments were to be addressed to: Ken Hise, Manager; Community Development Division; St. Clair County IGD; #19 Public Square, Suite 200, Belleville, IL 62220; 618-277-6790 ext. 3212; khise@igd.org

Comment #1 from: John Openlander, Village Administrator, Village of Swansea (received via e-mail 11/19/08); Mr. Hise: I have reviewed the Amendment, and I offer no comments for changes. If it is determined that any properties in the Village are eligible for any of the program elements, the Village is interested in pursuing the federal assistance. John Openlander; Comment #2 from: Scott M. Schanuel, AICP, PMP, Project Manager, Woolpert (received via e-mail 11/19/08); Ken, overall I think it looks like a great program and set of activities for in need areas of the County. I do have two comments for you on the St. Clair County Neighborhood Stabilization Program Draft Substantial Amendment to the 2008 Annual Plan. P.12, Item 4 states that rental properties must remain affordable for 50% of AMI in perpetuity through deed restrictions. If this means they will always be rental properties, I would prefer that it said "a portion of the homes" like for other activities. I would hope the "goal" would be home ownership for all properties. P.19, Activity 7—having toured some of these areas, I don't believe \$30,000 in demolition funds is enough to make a dent in the derelict properties. I believe public investment in clean up some of these areas would make them much more attractive for home ownership and encourage everyone to keep up their properties. Thanks for allowing me to comment. The County eventually amended the NSP program to only purchase/rehab and sell to low income buyer foreclosed or abandoned homes in the targeted areas. The County did not address any rental properties or demolition.

Overall	This Report Period	To Date
Total Projected Budget from All Sources	\$0.00	\$3,639,775.42
Total Budget	\$0.00	\$3,639,775.42
Total Obligated	\$0.00	\$3,639,775.42
Total Funds Drawdown	\$0.00	\$3,639,775.42
Program Funds Drawdown	\$0.00	\$2,246,082.78
Program Income Drawdown	\$0.00	\$1,393,692.64
Program Income Received	\$0.00	\$1,393,692.64
Total Funds Expended	\$0.00	\$3,639,775.42
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
Cornerstone Realty	\$ 0.00	\$ 147,227.10
Reliable Building Services, Inc.	\$ 0.00	\$ 2,726,199.03
ST. Clair County IGD	\$ 0.00	\$ 372,580.00
West End Redevelopment	\$ 0.00	\$ 393,769.29

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	\$3,289,924.43	\$.00	\$.00
Limit on Public Services	\$339,302.25	\$.00	\$.00
Limit on Admin/Planning	\$226,201.50	\$365,454.18	\$365,454.18



Limit on Admin	\$.00	\$313,251.68	\$313,251.68
Most Impacted and Distressed	\$.00	\$.00	\$.00
Progress towards LH25 Requirement	\$913,926.91		\$1,642,600.25

Overall Progress Narrative:

The Final QPR was submitted on 03/30/2021 and the closeout agreement was executed on 05/18/2021.

Project Summary

Project #, Project Title	This Report	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
2, NSP Homebuyer Program	\$0.00	\$3,274,321.24	\$2,081,846.36
4, Administration	\$0.00	\$365,454.18	\$164,236.42
9999, Restricted Balance	\$0.00	(\$15,932.22)	\$0.00

