

Grantee: Rock Island Economic Growth Corporation

Grant: B-09-CN-IL-0027

April 1, 2021 thru June 30, 2021 Performance Report

Grant Number: B-09-CN-IL-0027	Obligation Date:	Award Date: 02/11/2010
Grantee Name: Rock Island Economic Growth	Contract End Date:	Review by HUD: Reviewed and Approved
Grant Award Amount: \$18,530,708.00	Grant Status: Active	QPR Contact: Cindy Berg
LOCCS Authorized Amount: \$18,530,708.00	Estimated PI/RL Funds: \$4,000,000.00	
Total Budget: \$22,530,708.00		

Disasters:

Declaration Number

NSP

Narratives

Executive Summary:

The Northwestern Illinois Housing Coalition includes the Rock Island Economic Growth Corporation (GROWTH), the City of Moline, the City of Rock Island, the City of Sterling, and the Illinois Housing Development Authority. Together, the Coalition will utilize \$18,530,708 in NSP2 funds from the U.S. Department of Housing and Urban Development to address the neighborhood stabilization goals of their communities. Together, the Coalition will impact more than 125 units of housing, by demolishing blighted structures, creating new infill housing opportunities, rehabilitating foreclosed and abandoned properties, and creating new homeownership opportunities for low, moderate, and middle income households. The effort will also bring significant job opportunities and will stimulate recovery in these communities that have been troubled by foreclosures, high vacancies, blight, and significant job loss. The activities proposed in the program approach below will support neighborhood redevelopment, stabilize areas where there have been large concentrations of foreclosures and abandonment, support job creation and retention, and clear significant problems of blight in an effort to make way for redevelopment goals. As of 12/23/2020, we are submitting the action plan, as is, so that we can bring both the action plan and the quarterly performance reports current as of 12/31/2020. For 2021, we are going to make adjustments to the action plan to reflect more accurate reporting as well as to bring about a new use of program income.

Target Geography:

The target geography includes census tracts in the northwestern Illinois cities of Moline, Rock Island, and Sterling including: Census Tracts 226, 227, 233, 235, 0236, 237 in the city of Rock Island - census tracts 217, 219, 222, and 223 in the city of Moline and census tracts 010, 011, and 012 in the city of Sterling. The cities of Rock Island and Moline are identified by HUD as Areas of Greatest Need. The County of Whiteside, where Sterling resides, was also designated an Area of Greatest Need. The target area has a combined average neighborhood stabilization index score of 18.08 and is comprised of older and troubled housing stock located in neighborhoods that have experienced disinvestment over time. The estimated foreclosure abandonment risk score for the area is 9.18, as compared to 7.2 for the cities combined. The median housing value of the target geography is \$52,592, as compared to \$105,842 for the region, and \$208,800 for the state. In the last eight months, there have been thousands of layoffs in the region, including the closure of several manufacturing facilities. In May of 2009, the State of Illinois reached its highest level of unemployment in 25 years at 10.1% (Illinois Department Employment Security May 2009). The average unemployment rate in the target geography area is 8.4%. The average AMI of the area combined targeted geographic area is 71.4% and one out of four live below the poverty level. 76.9 % of the households in the area have incomes below 120% AMI as compared to 50% of the combined northwestern cities.

Program Approach:

Consortium Members will utilize funding to address the neighborhood stabilization needs of their communities. Activities and funding to be utilized is summarized by Consortium Partners in the narrative below. ROCK ISLAND ECONOMIC GROWTH CORPORATION (GROWTH) (Grant amount = \$11,600,525 / UNITS IMPACTED = 61) GROWTH serves as the Lead Member for the Northwestern Illinois Housing Coalition. GROWTH will use funding to achieve the following: Eligible Use B - Purchase and Rehabilitation of Foreclosed and Abandoned Properties - Single Family Properties GROWTH will purchase single family homes that are foreclosed or abandoned. Homes will be renovated and then sold to LMMI buyers. GROWTH will provide a soft second mortgage (direct homebuyer assistance) to end buyers. Program funds will also be used to provide for required Homebuyer Counseling services and project specific Program Delivery costs. Eligible Use B - Purchase and Rehabilitation of

Foreclosed and Abandoned Properties - Jackson Square Project GROWTH will acquire the abandoned property at 321 24th Street and rehabilitate the site into approximately 30 rental units serving LMMI households. Eight of the units will serve households earning less than 50% of the AMI. Eligible Use E - Redevelopment Vacant Property - McKesson Lofts GROWTH will use funds to provide a soft second mortgage (direct homebuyer assistance) to end buyers who are LMMI and purchasing a vacant unit in the McKesson Loft Condominiums - a formerly vacant structure that was redeveloped by GROWTH into 22 condominiums. Eligible Use E - Redevelopment Vacant Property - Single Family Property Funds will be used to acquire and rehabilitate a vacant single family property in the New Old Chicago neighborhood. Eligible Use E - Redevelopment - New Construction The Locks GROWTH will use funds to create new rental housing at The Locks. 30 units will be created - 9 units will be designated for households earning less than 50% AMI. Eligible Use E - Redevelopment Vacant Property - New Infill construction GROWTH will also use funds to create 8 new infill housing units in targeted redevelopment areas including two homes in the Broadway Neighborhood and six homes in the New Old Chicago neighborhood. 4 Homes will be designated for LMMI households and 4 homes will be designated for buyers below 50% AMI. Program income from the sales of units will be reinvested to assist with the development of more infill housing. Program funds will also be used to provide for required Homebuyer Counseling services and project specific Program Delivery costs. Eligible Use E - Redevelopment Vacant Property - Goldman Family Block Lofts GROWTH will use funds to redevelop the upper stories of the Goldman Family Block Lofts project. Units will be rental and designated for households earning less than 50% of the AMI. Eligible Use E - (NEW ACTIVITY 10/1/2015): Redevelopment Vacant District: GROWTH will use funds to create seven single family units in the Garden District. The Garden District is north of Jackson Square and next to the Botanical Center's Children's Garden. General Administration - GROWTH will utilize funds to support general administration activities associated with its role in carrying out the NSP2 program and monitoring the overall consortium. CITY OF ROCK ISLAND

Program Approach:

OCK ISLAND (SubGrant amount \$225,093 / Units Impacted = 12) Esh; Demolition The City of Rock Island will use funds to demolish a minimum of 12 blighted structures. Properties are dilapidated and their demolition is part of a larger community wide plan known as the New Old Chicago Redevelopment Plan. General Administration The City of Rock Island will utilize funding to support general administration activities associated with the NSP2 program. CITY OF MOLINE (Sub

Consortium Members:

Consortium Members include:
Rock Island Economic Growth Corporation (Lead Member)
City of Moline, Illinois.
City of Rock Island, Illinois.
City of Sterling, Illinois.

How to Get Additional Information:

Contact Rock Island Economic Growth Corporation at 309-788-6311 or visit www.economicgrowthcorporation.com and go to the Developments Menu - select Neighborhood Stabilization.

Overall	This Report Period	To Date
Total Projected Budget from All Sources	(\$53,552.31)	\$29,630,140.24
Total Budget	(\$53,552.31)	\$21,827,680.81
Total Obligated	\$0.00	\$21,812,418.98
Total Funds Drawdown	\$0.00	\$21,424,109.86
Program Funds Drawdown	\$0.00	\$18,530,708.00
Program Income Drawdown	\$0.00	\$2,893,401.86
Program Income Received	\$0.00	\$3,808,769.23
Total Funds Expended	\$0.00	\$21,708,088.94
HUD Identified Most Impacted and Distressed	\$0.00	\$0.00
Other Funds	\$ 0.00	\$ 7,802,459.43
Match Funds	\$ 0.00	\$ 7,802,459.43
Non-Match Funds	\$ 0.00	\$ 0.00

Funds Expended

Overall	This Period	To Date
City of Moline	\$ 0.00	\$ 4,622,806.78
City of Rock Island	\$ 0.00	\$ 215,364.83
City of Sterling	\$ 0.00	\$ 3,569,480.77
Illinois Housing Development Authority	\$ 0.00	\$ 84,423.91
Rock Island Economic Growth Corporation	\$ 0.00	\$ 13,216,012.65

Progress Toward Required Numeric Targets

Requirement	Target	Projected	Actual
Overall Benefit Percentage	99.00%	.00%	.00%
Minimum Non Federal Match	\$.00	\$.00	\$7,802,459.43
Overall Benefit Amount	\$20,337,651.33	\$.00	\$.00
Limit on Public Services	\$.00	\$.00	\$.00
Limit on Admin/Planning	\$1,853,070.80	\$1,987,625.85	\$1,935,537.51
Limit on Admin	\$.00	\$1,987,625.85	\$1,935,537.51
Most Impacted and Distressed	\$.00	\$.00	\$.00
Progress towards LH25 Requirement	\$5,632,677.00		\$5,768,974.43

Overall Progress Narrative:

No rental income and no new activity to report in Q2 2021.

Project Summary

Project #, Project Title	This Report	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
9999, Restricted Balance	\$0.00	\$0.00	\$0.00
Eligible Use E, 3 - Redevelopment Vacant Property	\$0.00	\$6,450,000.00	\$4,509,489.33
Eligible Use B, 1 - Acquisition & Rehabilitation	\$0.00	\$12,800,000.00	\$11,685,524.10
Eligible Use D, 2 - Demolition	\$0.00	\$698,172.27	\$613,797.83
Eligible Use P&A, 4 - Planning and Administration	\$0.00	\$2,050,000.00	\$1,721,896.74
NSP2 Program Income Waiver, NSP2 Program Income	\$0.00	\$0.00	\$0.00
Revolving Loan Fund-New Construction, GROWTH - RLF -	\$0.00	\$500,000.00	\$0.00