

Grantee: Illinois

Grant: B-11-DN-17-0001

October 1, 2019 thru December 31, 2019 Performance Report

Grant Number: B-11-DN-17-0001	Obligation Date:	Award Date:
Grantee Name: Illinois	Contract End Date:	Review by HUD: Reviewed and Approved
Grant Award Amount: \$5,000,000.00	Grant Status: Active	QPR Contact: No QPR Contact Found
LOCCS Authorized Amount: \$5,000,000.00	Estimated PI/RL Funds: \$962,631.64	
Total Budget: \$5,962,631.64		

Disasters:

Declaration Number

NSP

Narratives

Summary of Distribution and Uses of NSP Funds:

Kane County - Total Award: \$1,400,000
-Acquisition/Rehabilitation for sale - \$855,158
-Acquisition/Rehabilitation for rent - \$544,842
Village of Park Forest/Village of Richton Park - Total Award \$1,300,000
-Acquisition/Rehabilitation for sale - \$1,300,000
City of Joliet - Total Award \$1,800,000
-Acquisition/Rehabilitation for sale - \$1,384,000
-Acquisition/Rehabilitation for rent - \$416,000

How Fund Use Addresses Market Conditions:

The State will review multiple data sources and project proposals from community and representatives to gain a comprehensive understanding of the targeted neighborhoods. The market areas analysis may include:
Evaluation of the characteristics and the positive and negative attributes of the city or neighborhood including, transportation, amenities (retail, institutions, etc.), commercial and industrial base, unemployment, and planned capital investments.
Analysis of real estate data including, sales volume, market rents, sales price, days on market, type of unit, ask vs. sales price and other market trends.
Review of other housing characteristics of the target areas such as type and age of the housing stock, and the percentage of homeownership.
Interviews with community leaders, real estate brokers, lenders, and other staff who regularly visit the area to get first hand knowledge of the overall health and condition of the general neighborhood, qualified buyers on waiting lists, obstacles to homeownership and any other important information useful in evaluating the area.
Conduct site visits of target areas and project locations to verify market data and conditions and identify pockets of foreclosed or vacant homes in the communities.
The State has given much consideration to removing obstacles to homeownership brought on by the current lending environment or other market forces. One initiative is making NSP subgrantees and developers aware of the mortgage products offered by local lenders and the State.

Ensuring Continued Affordability:

To ensure that NSP funding yields affordable housing over the long-term, rent and occupancy requirements will be imposed over the length of an affordability period. IHDA will follow the HOME regulations on periods of affordability as described in 24 CFR Part 92.252(e) and 24 CFR Part 92.254 (a)(4). The length of the affordability period depends on the amount of the NSP investment in the property and the method by which the affordability restrictions are enforced.
For the eligible activities involving homeownership, an income-eligible household must purchase the foreclosed home. The home may be subject to Resale or Recapture provisions as described in the HOME regulations. The home must continue to be owned by this household and occupied as their primary residence for the affordability period described below. If the home assisted with NSP funds is sold during the affordability period, recapture provisions will apply under the Recapture Method or repayment of the NSP subsidy under the Resale Method. See below for a table of the affordability periods required under both the Resale and Recapture Methods, and the respective subsidy recapture provisions applicable only under the Recapture Method.

NSP Investment per Unit
Length of the Affordability Period



Recapture Provisions (applicable only under Recapture Method) – Forgiven Monthly Rate

Less than \$14,999

5 years

1/60th

\$15,000 - \$40,000

10 years

1/120th

More than \$40,000

15 years

1/180th

New construction or acquisition of newly constructed housing

20 years

1/240th

Under the Recapture method, a recapture agreement and mortgage will be recorded to secure the affordability period and applicable amount will be recaptured in accordance with the above recapture provisions upon transfer or sale of property. Under the Resale method, a land use restriction agreement will be recorded to secure the affordability period and applicable amount will be repaid upon transfer or sale of property. For rental housing projects, when units become vacant during the affordability period, subsequent tenants must be income-eligible and must be charged no more than the applicable NSP affordable rents. A land use restriction agreement will be recorded against the land upon which the improvements are situated to ensure that the income restrictions apply to subsequent renters and funds are recovered if any sale should occur.

Definition of Blighted Structure:

The State of Illinois will allow "blighted structure" to be defined by the local laws governing the specific project address. If no local law exists to offer a definition of "blighted structure" then the definition will be provided by the Illinois Municipal Code, specifically Public Acts 95-876 and 95-977. While the Illinois Municipal Code does not provide a definition of "blighted structure" specifically, it does provide characteristics of structures that must be seen in order for an area to be considered "blighted". The presence of at least five of these will define a "blighted structure" for the purposes of the NSP program.

Definition of Affordable Rents:

Affordable rents are identified as the amount that a family of a HUD-adjusted area median income could afford without spending more than 30% of their income on rent. For the purpose of this program these affordable rents shall be defined as "Gross Rents" and shall be the maximum rents, including utilities, that can be charged to eligible tenants, according to the income target of that unit. The owner of the building can select the Gross Rents which are based on the corresponding income levels up to 120% of median income in determining the appropriate rents. The rent charged for a particular unit will always be the lesser of the established rent limit or fair market rent for the area. The rent levels for NSP assisted properties shall follow the maximum "HIGH" and "LOW" HOME rents established by HUD for the HOME Investment Partnership Program for households at very-low and low income levels. Other rent levels under NSP are calculated based on extrapolation from the LOW HOME rents (50% area median income.) The State's current Schedule of Maximum Monthly Gross Rents for the Neighborhood Stabilization Program is posted on the IHDA website at www.ihda.org. Changes in the NSP rent schedule may occur based on changes in the annual HUD published HOME rent schedule; and will be updated on the IHDA website.

Grantee Contact Information:

Jurisdiction: State of Illinois

Lead Entity: Illinois Housing Development Authority

Web Address: <http://www.ihda.org>

Contact Person: Mary R. Kenney, Executive Director

Address: 401 N. Michigan Avenue, Suite 700, Chicago, IL 60611

Telephone: 312-836-5314

Fax: 312-832-2170

Email: nsp@ihda.org

Housing Rehabilitation/New Construction Standards:

Properties being rehabilitated with NSP funds must comply with all local building and rehabilitation codes and IHDA's HOME Rehabilitation Standards for Rehabilitated Housing Units dated January 10, 2007. Upon completion of the rehabilitation, all units must meet HUD's habitability standard, Section 8 Housing Quality Standards. Any rehabilitation or construction work funded with NSP dollars will be required to meet all local permitting, occupancy requirements, and other standards as described in 24 CFR Part 92.251. Additional requirements will apply to redevelopment and new construction projects. See the IHDA HOME rehabilitation standards posted on our website at www.ihda.org.

In addition, HUD specifically requires that:

- o All gut rehabilitation or new construction (i.e., general replacement of the interior of a building that may or may not include changes to structural elements such as flooring systems, columns or load bearing interior or exterior walls) of residential buildings up to three stories must be designed to meet the standard for Energy Star Qualified New Homes.
- o All gut rehabilitation or new construction of mid -or high-rise multifamily housing must be designed to meet American Society of Heating, Refrigerating, and Air-Conditioning Engineers (ASHRAE) Standard 90.1-2004, Appendix G plus 20 percent (which is the Energy Star standard for multifamily buildings piloted by the Environmental Protection Agency and the Department of Energy).
- o Other rehabilitation must meet these standards to the extent applicable to the rehabilitation work undertaken, e.g., replace older obsolete products and appliances (such as windows, doors, lighting, hot water heaters, furnaces, boilers, air conditioning units, refrigerators, clothes washers and dishwashers) with Energy Star-46 labeled products.
- o Water efficient toilets, showers, and faucets, such as those with the WaterSense label, must be installed.
- o Where relevant, the housing should be improved to mitigate the impact of disasters (e.g., earthquake, hurricane, flooding, fires).

HUD also encourages the adoption of energy efficient and environmentally-friendly green elements as part of NSP3 program design.

Attachment C to the NSP3 Notice describes in more detail how energy efficient and environmentally-friendly green elements can be incorporated and additional tools on incorporating green rehabilitation standards can be found on the NSP Resource Exchange at www.hud.gov/nspta. Where feasible, IHDA will encourage Subgrantees to incorporate energy efficient and environmentally friendly elements in the NSP3 activity.

Vicinity Hiring:

HUD requires that Grantees to the maximum extent feasible, provide for the hiring of employees who reside in the vicinity as such term is defined by the Secretary, of projects funded under this section or contract with small businesses that are owned and operated by person residing in the vicinity of such projects. HUD defines "vicinity" as each neighborhood identified by the NSP3 grantee as being the areas of greatest need.

The State will give preference to projects that provide a plan for local hiring including compliance with Section 3 requirements.



Procedures for Preferences for Affordable Rental Dev.:

Throughout the NSP3 Program, the State will give preference to projects providing for the development of rental housing. The State will strongly encourage respondents to include affordable rental housing as part of their project scope. Respondents will be required to provide market information to support the demand for this housing stock. For this NSP homeownership activity the preference for affordable rental is less applicable.

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$5,741,023.55
Total Budget	\$0.00	\$5,741,023.55
Total Obligated	\$0.00	\$5,741,023.55
Total Funds Drawdown	\$0.00	\$5,548,514.08
Program Funds Drawdown	\$0.00	\$4,614,382.44
Program Income Drawdown	\$0.00	\$934,131.64
Program Income Received	\$0.00	\$962,631.64
Total Funds Expended	\$0.00	\$5,743,633.69
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Progress Toward Required Numeric Targets

Requirement	Target	Actual
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$750,000.00	\$0.00
Limit on Admin/Planning	\$500,000.00	\$575,913.26
Limit on Admin	\$0.00	\$575,913.26
Most Impacted and Distressed Threshold (Projected)	\$0.00	\$0.00
Progress towards LH25 Requirement	\$1,490,657.91	\$1,802,382.19

Overall Progress Narrative:

During the fourth quarter of 2019, the State of Illinois NSP3 Subgrantees have acquired all of their properties and all units are completed. This quarter, we have generated \$0 in program income and as of the date of this QPR, December 31, 2019, the State of Illinois has disbursed \$5,548,514.08 or 111% of NSP3 funding.

Overall accomplishments to-date:

Total rental units acquired and rehabbed/constructed – 5 units are completed

Total homebuyer units acquired and rehabbed/constructed – 18 units are completed

Total number of homebuyer units sold - 8 LH25 units and 10 LMMI units

Project Summary

Project #, Project Title	This Report	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
Activity B, Acq/Rehab for rent or sale	\$0.00	\$4,215,300.12	\$3,482,692.62
Activity D, Demolition	\$0.00	\$150,000.00	\$0.00
Activity E, Redevelopment	\$0.00	\$832,840.84	\$773,427.46
Activity F, Administrative	\$0.00	\$596,263.00	\$358,262.36



Activities

Project # / Activity B / Acq/Rehab for rent or sale

Grantee Activity Number: B-75022-LH-H
Activity Title: County of Kane- Acq/Rehab for Sale

Activity Category:
 Rehabilitation/reconstruction of residential structures

Activity Status:
 Under Way

Project Number:
 Activity B

Project Title:
 Acq/Rehab for rent or sale

Projected Start Date:
 03/11/2011

Projected End Date:
 03/15/2014

Benefit Type:
 Direct (HouseHold)

Completed Activity Actual End Date:

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

Responsible Organization:
 County of Kane

Overall	Oct 1 thru Dec 31, 2019	To Date
Total Projected Budget from All Sources	N/A	\$542,603.08
Total Budget	\$0.00	\$542,603.08
Total Obligated	\$0.00	\$542,603.08
Total Funds Drawdown	\$0.00	\$542,603.08
Program Funds Drawdown	\$0.00	\$542,603.08
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$542,603.08
County of Kane	\$0.00	\$542,603.08
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:
 Acquisition and Rehabilitation of single family homes for sale.

Location Description:
 Kane County

Activity Progress Narrative:

Accomplishments Performance Measures

No Accomplishments Performance Measures

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	3/3	0/0	3/3	100.00
# Owner Households	0	0	0	3/3	0/0	3/3	100.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
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Address Support Information

Address: 220 Perry Street, Elgin, Illinois 60122

Property Status: Completed
Affordability Start Date: 11/14/2012
Affordability End Date: 11/13/2027

Description of Affordability Strategy:

Resale

Activity Type for End Use: Rehabilitation/reconstruction of residential
Projected Disposition Date: 11/14/2012
Actual Disposition Date: 11/14/2012

National Objective for End Use: NSP Only - LH - 25% Set-Aside
Date National Objective is met: 11/14/2012
Deadline Date:

Description of End Use:

A single family home was rehabbed and sold

Address: 221 Orange Street, Elgin, Illinois 60123

Property Status: Completed
Affordability Start Date: 06/20/2014
Affordability End Date: 06/19/2029

Description of Affordability Strategy:

Resale

Activity Type for End Use: Rehabilitation/reconstruction of residential
Projected Disposition Date: 06/20/2014
Actual Disposition Date: 06/20/2014

National Objective for End Use: NSP Only - LH - 25% Set-Aside
Date National Objective is met: 06/20/2014
Deadline Date:

Description of End Use:

A single family home was rehabbed and sold

Address: 267 Gertrude, Elgin, Illinois 60123

Property Status: Completed
Affordability Start Date: 06/20/2014
Affordability End Date: 06/19/2029

Description of Affordability Strategy:

Resale

Activity Type for End Use: Rehabilitation/reconstruction of residential
Projected Disposition Date: 06/20/2014
Actual Disposition Date: 06/20/2014

National Objective for End Use: NSP Only - LH - 25% Set-Aside
Date National Objective is met: 06/20/2014
Deadline Date:

Description of End Use:

A single family home was rehabbed and sold



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:	B-75022-LH-R
Activity Title:	County of Kane-Acq/Rehab for rent

Activity Category:
Rehabilitation/reconstruction of residential structures

Project Number:
Activity B

Projected Start Date:
03/11/2011

Benefit Type:
Direct (Household)

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

Activity Status:
Under Way

Project Title:
Acq/Rehab for rent or sale

Projected End Date:
03/15/2014

Completed Activity Actual End Date:

Responsible Organization:
County of Kane

Overall	Oct 1 thru Dec 31, 2019	To Date
Total Projected Budget from All Sources	N/A	\$251,840.20
Total Budget	\$0.00	\$251,840.20
Total Obligated	\$0.00	\$251,840.20
Total Funds Drawdown	\$0.00	\$251,840.20
Program Funds Drawdown	\$0.00	\$187,115.13
Program Income Drawdown	\$0.00	\$64,725.07
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$251,840.20
County of Kane	\$0.00	\$251,840.20
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:
Acquisition and Rehabilitation of single family homes for rent.

Location Description:
Kane County

Activity Progress Narrative:

Accomplishments Performance Measures
No Accomplishments Performance Measures



Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

Address	City	County	State	Zip	Status / Accept
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Address Support Information

Address: 527 Mill Street, Elgin, Illinois 60123

Property Status: Completed	Affordability Start Date: 11/16/2012	Affordability End Date: 11/15/2027
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Description of Affordability Strategy:

Rental

Activity Type for End Use: Rehabilitation/reconstruction of residential	Projected Disposition Date: 11/16/2012	Actual Disposition Date: 11/16/2012
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National Objective for End Use: NSP Only - LH - 25% Set-Aside	Date National Objective is met: 11/16/2012	Deadline Date:
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Description of End Use:

A single family home was rehabbed and Rented

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: B-75022-LM-H
Activity Title: County of Kane-Acq/Rehab for sale

Activity Category:
 Rehabilitation/reconstruction of residential structures
Project Number:
 Activity B
Projected Start Date:
 03/11/2011
Benefit Type:
 Direct (Household)
National Objective:
 NSP Only - LMMI

Activity Status:
 Under Way
Project Title:
 Acq/Rehab for rent or sale
Projected End Date:
 03/15/2011
Completed Activity Actual End Date:

Responsible Organization:
 County of Kane

Overall	Oct 1 thru Dec 31, 2019	To Date
Total Projected Budget from All Sources	N/A	\$605,556.70
Total Budget	\$0.00	\$605,556.70
Total Obligated	\$0.00	\$605,556.70
Total Funds Drawdown	\$0.00	\$605,556.70
Program Funds Drawdown	\$0.00	\$567,479.40
Program Income Drawdown	\$0.00	\$38,077.30
Program Income Received	\$0.00	\$252,103.39
Total Funds Expended	\$0.00	\$605,556.70
County of Kane	\$0.00	\$605,556.70
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:
 Acquisition and Rehabilitation of single family for sale.

Location Description:
 Kane County

Activity Progress Narrative:

Accomplishments Performance Measures
No Accomplishments Performance Measures



Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	0/0	1/2	1/2	100.00
# Owner Households	0	0	0	0/0	1/2	1/2	100.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
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Address Support Information

Address: 163 Gertrude Street, Elgin, Illinois 60123

Property Status: Completed
Affordability Start Date: 06/05/2014
Affordability End Date: 06/04/2024

Description of Affordability Strategy:

Resale

Activity Type for End Use: Rehabilitation/reconstruction of residential
Projected Disposition Date: 06/05/2014
Actual Disposition Date: 06/05/2014

National Objective for End Use: NSP Only - LMMI
Date National Objective is met: 06/05/2014
Deadline Date:

Description of End Use:

A single family home was rehabbed and sold to an LMMI HH

Address: 515 Ashland Ave., Elgin, Illinois 60123

Property Status: Completed
Affordability Start Date: 02/22/2013
Affordability End Date: 02/21/2028

Description of Affordability Strategy:

Rental

Activity Type for End Use: Rehabilitation/reconstruction of residential
Projected Disposition Date: 02/22/2013
Actual Disposition Date: 02/22/2013

National Objective for End Use: NSP Only - LMMI
Date National Objective is met: 02/22/2013
Deadline Date:

Description of End Use:

A single family home was rehabbed and sold to an LMMI HH

Address: 65 Sheridan St., Elgin, Illinois 60121

Property Status: Completed
Affordability Start Date: 09/25/2013
Affordability End Date: 09/24/2023

Description of Affordability Strategy:

Resale

Activity Type for End Use: Rehabilitation/reconstruction of residential
Projected Disposition Date: 09/25/2013
Actual Disposition Date: 09/25/2013

National Objective for End Use: NSP Only - LMMI
Date National Objective is met: 09/25/2013
Deadline Date:

Description of End Use:

A single family home was rehabbed and sold to an LMMI HH

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: B-75022-LMMI-2018
Activity Title: Kane County Acq./Rehab

Activity Category:
 Rehabilitation/reconstruction of residential structures
Project Number:
 Activity B
Projected Start Date:
 10/01/2018
Benefit Type:
 Direct (HouseHold)
National Objective:
 NSP Only - LMMI

Activity Status:
 Under Way
Project Title:
 Acq/Rehab for rent or sale
Projected End Date:
 12/31/2018
Completed Activity Actual End Date:

Responsible Organization:
 Kane County

Overall	Oct 1 thru Dec 31, 2019	To Date
Total Projected Budget from All Sources	N/A	\$548,140.96
Total Budget	\$0.00	\$548,140.96
Total Obligated	\$0.00	\$548,140.96
Total Funds Drawdown	\$0.00	\$472,600.84
Program Funds Drawdown	\$0.00	\$166,023.40
Program Income Drawdown	\$0.00	\$306,577.44
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$472,600.84
Illinois Housing Development Authority	\$0.00	\$0.00
Kane County	\$0.00	\$472,600.84
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Kane County will partner with Habitat for Humanity of Northern Fox Valley to acquire and rehabilitate four properties and sell them to households at or below 120% AMI.

Location Description:

The properties are all located in Elgin and the addresses of the 4 properties are as follows:
 309 Standish Street, 559 South Edison, 1015 Shuler

Activity Progress Narrative:

Accomplishments Performance Measures

No Accomplishments Performance Measures



Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

Address	City	County	State	Zip	Status / Accept
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Address Support Information

Address: 1015 Shuler, Elgin, Illinois 60123

Property Status: Completed	Affordability Start Date: 11/28/2018	Affordability End Date: 11/27/1933
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Description of Affordability Strategy:

Resale

Activity Type for End Use: Rehabilitation/reconstruction of residential	Projected Disposition Date: 11/28/2018	Actual Disposition Date: 11/28/2018
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National Objective for End Use: NSP Only - LMMI	Date National Objective is met: 11/28/2018	Deadline Date:
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Description of End Use:

A single family home was rehabbed and sold to an LMMI HH

Address: 309 Standish, Elgin, Illinois 60123

Property Status: Completed	Affordability Start Date: 10/09/2018	Affordability End Date: 10/08/1933
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Description of Affordability Strategy:

Resale

Activity Type for End Use: Rehabilitation/reconstruction of residential	Projected Disposition Date: 10/09/2018	Actual Disposition Date: 10/09/2018
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National Objective for End Use: NSP Only - LMMI	Date National Objective is met: 10/09/2018	Deadline Date:
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Description of End Use:

A single family home was rehabbed and sold to an LMMI HH

Address: 341 Jewett Street, Elgin, Illinois 60123

Property Status: Completed	Affordability Start Date: 12/21/2018	Affordability End Date: 12/20/1933
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Description of Affordability Strategy:

Resale

Activity Type for End Use: Rehabilitation/reconstruction of residential	Projected Disposition Date: 12/21/2018	Actual Disposition Date: 12/21/2018
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National Objective for End Use: NSP Only - LMMI	Date National Objective is met: 12/21/2018	Deadline Date:
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Description of End Use:

A single family home was rehabbed and sold to an LMMI HH



Address: 559 Edison, Elgin, Illinois 60123

Property Status:	Affordability Start Date:	Affordability End Date:
Completed	10/09/2018	10/08/1933

Description of Affordability Strategy:

Resale

Activity Type for End Use:	Projected Disposition Date:	Actual Disposition Date:
Rehabilitation/reconstruction of residential	10/09/2018	10/09/2018

National Objective for End Use:	Date National Objective is met:	Deadline Date:
NSP Only - LMMI	10/09/2018	

Description of End Use:

A single family home was rehabbed and sold to an LMMI HH

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:	B-75024-LH-H
Activity Title:	City of Joliet-Acquisition/Rehabilitation

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

Activity B

Projected Start Date:

03/11/2011

Benefit Type:

Direct (Household)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Acq/Rehab for rent or sale

Projected End Date:

03/15/2014

Completed Activity Actual End Date:

Responsible Organization:

City of Joliet

Overall	Oct 1 thru Dec 31, 2019	To Date
Total Projected Budget from All Sources	N/A	\$138,768.90
Total Budget	\$0.00	\$138,768.90
Total Obligated	\$0.00	\$138,768.90
Total Funds Drawdown	\$0.00	\$138,768.90
Program Funds Drawdown	\$0.00	\$123,831.44
Program Income Drawdown	\$0.00	\$14,937.46
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$138,768.90
City of Joliet	\$0.00	\$138,768.90
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

One single family unit in Joliet, IL

Location Description:

Joliet, IL

Activity Progress Narrative:

Accomplishments Performance Measures

No Accomplishments Performance Measures



Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	1/1	0/0	1/1	100.00
# Owner Households	0	0	0	1/1	0/0	1/1	100.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
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Address Support Information

Address: 7 Union Street, Joliet, Illinois 60433

Property Status: Completed	Affordability Start Date: 12/12/2012	Affordability End Date: 12/11/2027
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Description of Affordability Strategy:

Resale

Activity Type for End Use: Rehabilitation/reconstruction of residential	Projected Disposition Date: 12/12/2012	Actual Disposition Date: 12/12/2012
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National Objective for End Use: NSP Only - LH - 25% Set-Aside	Date National Objective is met: 12/12/2012	Deadline Date:
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Description of End Use:

A single family home was rehabbed and sold

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:	B-75024-LH-R
Activity Title:	City of Joliet-Acq/Rehab for rent

Activity Category:
Rehabilitation/reconstruction of residential structures

Project Number:
Activity B

Projected Start Date:
03/11/2011

Benefit Type:
Direct (HouseHold)

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

Activity Status:
Under Way

Project Title:
Acq/Rehab for rent or sale

Projected End Date:
03/15/2014

Completed Activity Actual End Date:

Responsible Organization:
City of Joliet

Overall	Oct 1 thru Dec 31, 2019	To Date
Total Projected Budget from All Sources	N/A	\$394,644.02
Total Budget	\$0.00	\$394,644.02
Total Obligated	\$0.00	\$394,644.02
Total Funds Drawdown	\$0.00	\$394,644.02
Program Funds Drawdown	\$0.00	\$353,229.20
Program Income Drawdown	\$0.00	\$41,414.82
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$394,644.02
City of Joliet	\$0.00	\$394,644.02
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:
Acquisition and Rehabilitation of single family homes for rent.

Location Description:
City of Joliet

Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Properties	0	1/2

	This Report Period Total	Cumulative Actual Total / Expected Total

# of Housing Units	0	1/2
# of Singlefamily Units	0	1/2

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	1/2	0/0	1/2	100.00
# Renter Households	0	0	0	1/2	0/0	1/2	100.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
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Address Support Information

Address: 329 S. Joliet, Joliet, Illinois 60436

Property Status: Completed	Affordability Start Date: 10/30/2012	Affordability End Date: 10/29/2027
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Description of Affordability Strategy:

Rental

Activity Type for End Use: Rehabilitation/reconstruction of residential	Projected Disposition Date: 10/30/2012	Actual Disposition Date: 10/30/2012
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National Objective for End Use: NSP Only - LH - 25% Set-Aside	Date National Objective is met: 10/30/2012	Deadline Date:
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Description of End Use:

A single family home was rehabbed and Rented

Address: 818 Fisk Ave, Joliet, Illinois 60436

Property Status: Completed	Affordability Start Date: 11/30/2012	Affordability End Date: 11/29/2027
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Description of Affordability Strategy:

Rental

Activity Type for End Use: Rehabilitation/reconstruction of residential	Projected Disposition Date: 11/30/2012	Actual Disposition Date: 11/30/2012
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National Objective for End Use: NSP Only - LH - 25% Set-Aside	Date National Objective is met: 11/30/2012	Deadline Date:
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Description of End Use:

A single family home was rehabbed and Rented

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:	B-75024-LM-H
Activity Title:	City of Joliet-Acq/Rehab for sale

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

Activity B

Projected Start Date:

03/11/2011

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acq/Rehab for rent or sale

Projected End Date:

03/15/2014

Completed Activity Actual End Date:

Responsible Organization:

City of Joliet

Overall	Oct 1 thru Dec 31, 2019	To Date
Total Projected Budget from All Sources	N/A	\$433,746.24
Total Budget	\$0.00	\$433,746.24
Total Obligated	\$0.00	\$433,746.24
Total Funds Drawdown	\$0.00	\$433,746.24
Program Funds Drawdown	\$0.00	\$400,084.13
Program Income Drawdown	\$0.00	\$33,662.11
Program Income Received	\$0.00	\$235,964.29
Total Funds Expended	\$0.00	\$433,746.24
City of Joliet	\$0.00	\$433,746.24
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Acquisition and Rehabilitation of single family homes for rent.

Location Description:

City of Joliet

Activity Progress Narrative:

Accomplishments Performance Measures

No Accomplishments Performance Measures



Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	0/2	3/0	3/2	100.00
# Renter Households	0	0	0	0/2	3/0	3/2	100.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
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Address Support Information

Address: 1212 Woodland Ct, Joliet, Illinois 60435

Property Status: Completed	Affordability Start Date: 10/31/2012	Affordability End Date: 10/30/2027
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Description of Affordability Strategy:

Resale

Activity Type for End Use: Rehabilitation/reconstruction of residential	Projected Disposition Date: 10/31/2012	Actual Disposition Date: 10/31/2012
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National Objective for End Use: NSP Only - LMMI	Date National Objective is met: 10/31/2012	Deadline Date:
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Description of End Use:

A single family home was rehabbed and sold to an LMMI HH

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: B-75025-LH-H
Activity Title: Park Forest/Richton Park-Acq/Rehab for sale

Activity Category:
 Rehabilitation/reconstruction of residential structures
Project Number:
 Activity B
Projected Start Date:
 03/11/2011
Benefit Type:
 Direct (HouseHold)
National Objective:
 NSP Only - LH - 25% Set-Aside

Activity Status:
 Under Way
Project Title:
 Acq/Rehab for rent or sale
Projected End Date:
 03/15/2014
Completed Activity Actual End Date:

Responsible Organization:
 Village of Park Forest/Village of Richton Park

Overall	Oct 1 thru Dec 31, 2019	To Date
Total Projected Budget from All Sources	N/A	\$474,525.99
Total Budget	\$0.00	\$474,525.99
Total Obligated	\$0.00	\$474,525.99
Total Funds Drawdown	\$0.00	\$474,525.99
Program Funds Drawdown	\$0.00	\$359,234.09
Program Income Drawdown	\$0.00	\$115,291.90
Program Income Received	\$0.00	\$133,822.96
Total Funds Expended	\$0.00	\$474,525.99
Village of Park Forest/Village of Richton Park	\$0.00	\$474,525.99
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:
 Acquisition and Rehabilitation of single family homes for sale.

Location Description:
 Village of Richton Park and Village of Park Forest

Activity Progress Narrative:

Accomplishments Performance Measures
No Accomplishments Performance Measures



Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	2/4	0/0	2/4	100.00
# Owner Households	0	0	0	2/4	0/0	2/4	100.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
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Address Support Information

Address: 230 Indianwood, Park Forest, Illinois 60466

Property Status: Completed
Affordability Start Date: 03/14/2013
Affordability End Date: 03/13/2028

Description of Affordability Strategy:
 Resale

Activity Type for End Use: Rehabilitation/reconstruction of residential
Projected Disposition Date: 03/14/2013
Actual Disposition Date: 03/14/2013

National Objective for End Use: NSP Only - LH - 25% Set-Aside
Date National Objective is met: 03/14/2013
Deadline Date:

Description of End Use:
 A single family home was rehabbed and sold

Address: 370 Westgate, Park Forest, Illinois 60466

Property Status: Completed
Affordability Start Date: 05/14/2015
Affordability End Date: 05/13/2025

Description of Affordability Strategy:
 Resale

Activity Type for End Use: Rehabilitation/reconstruction of residential
Projected Disposition Date: 05/14/2015
Actual Disposition Date: 05/14/2015

National Objective for End Use: NSP Only - LMMI
Date National Objective is met: 05/14/2015
Deadline Date:

Description of End Use:
 A single family home was rehabbed and sold to an LMMI HH

Address: 4146 Arlington, Richton Park, Illinois 60471

Property Status: Completed
Affordability Start Date: 04/26/2013
Affordability End Date: 04/25/2028

Description of Affordability Strategy:
 Resale

Activity Type for End Use: Rehabilitation/reconstruction of residential
Projected Disposition Date: 04/26/2013
Actual Disposition Date: 04/26/2013

National Objective for End Use: NSP Only - LH - 25% Set-Aside
Date National Objective is met: 04/26/2013
Deadline Date:

Description of End Use:
 A single family home was rehabbed and sold

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: B-75025-LM-H

Activity Title: Park Forest/Richton Park-Acq/Rehab for sale

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

Activity B

Projected Start Date:

03/11/2011

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acq/Rehab for rent or sale

Projected End Date:

03/15/2014

Completed Activity Actual End Date:

Responsible Organization:

Village of Park Forest/Village of Richton Park

Overall

	Oct 1 thru Dec 31, 2019	To Date
Total Projected Budget from All Sources	N/A	\$825,474.01
Total Budget	\$0.00	\$825,474.01
Total Obligated	\$0.00	\$825,474.01
Total Funds Drawdown	\$0.00	\$825,474.01
Program Funds Drawdown	\$0.00	\$783,092.75
Program Income Drawdown	\$0.00	\$42,381.26
Program Income Received	\$0.00	\$157,730.98
Total Funds Expended	\$0.00	\$825,474.01
Village of Park Forest/Village of Richton Park	\$0.00	\$825,474.01
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Acquisition and rehabilitation of single family homes for sale

Location Description:

Village of Park Forest and Village of Richton Park

Activity Progress Narrative:

Accomplishments Performance Measures

No Accomplishments Performance Measures



Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	0/0	5/4	5/4	100.00
# Owner Households	0	0	0	0/0	5/4	5/4	100.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
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Address Support Information

Address: 286 Westwood, Park Forest, Illinois 60466

Property Status: Completed
Affordability Start Date: 01/15/2014
Affordability End Date: 01/14/2024

Description of Affordability Strategy:
 Resale

Activity Type for End Use: Rehabilitation/reconstruction of residential
Projected Disposition Date: 01/15/2014
Actual Disposition Date: 01/15/2014

National Objective for End Use: NSP Only - LMMI
Date National Objective is met: 01/15/2014
Deadline Date:

Description of End Use:
 A single family home was rehabbed and sold to an LMMI HH

Address: 5 e rocket, Park Forest, Illinois 60466

Property Status: Completed
Affordability Start Date: 12/07/2012
Affordability End Date: 12/06/2027

Description of Affordability Strategy:
 Resale

Activity Type for End Use: Rehabilitation/reconstruction of residential
Projected Disposition Date: 12/07/2012
Actual Disposition Date: 12/07/2012

National Objective for End Use: NSP Only - LMMI
Date National Objective is met: 12/07/2012
Deadline Date:

Description of End Use:
 A single family home was rehabbed and sold to an LMMI HH

Address: 22607 Ridgeway, Richton Park, Illinois 60466

Property Status: Completed
Affordability Start Date: 12/14/2012
Affordability End Date: 12/13/2027

Description of Affordability Strategy:
 Resale

Activity Type for End Use: Rehabilitation/reconstruction of residential
Projected Disposition Date: 12/14/2012
Actual Disposition Date: 12/14/2012

National Objective for End Use: NSP Only - LMMI
Date National Objective is met: 12/14/2012
Deadline Date:

Description of End Use:
 A single family home was rehabbed and sold to an LMMI HH



Address: 4117 Clark, Richton Park, Illinois 60471

Property Status: Completed	Affordability Start Date: 12/17/2012	Affordability End Date: 12/16/2027
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Description of Affordability Strategy:

Resale

Activity Type for End Use: Rehabilitation/reconstruction of residential	Projected Disposition Date: 12/17/2012	Actual Disposition Date: 12/17/2012
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National Objective for End Use: NSP Only - LMMI	Date National Objective is met: 12/17/2012	Deadline Date:
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Description of End Use:

A single family home was rehabbed and sold to an LMMI HH

Address: 4730 Lee, Richton Park, Illinois 60471

Property Status: Completed	Affordability Start Date: 05/21/2013	Affordability End Date: 05/20/2028
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Description of Affordability Strategy:

Resale

Activity Type for End Use: Rehabilitation/reconstruction of residential	Projected Disposition Date: 05/21/2013	Actual Disposition Date: 05/21/2013
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National Objective for End Use: NSP Only - LMMI	Date National Objective is met: 05/21/2013	Deadline Date:
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Description of End Use:

A single family home was rehabbed and sold to an LMMI HH

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Project # / Activity D / Demolition

Grantee Activity Number:	D-75024-LM-H
Activity Title:	City of Joliet/Demolition

Activity Category: Clearance and Demolition	Activity Status: Under Way
Project Number: Activity D	Project Title: Demolition
Projected Start Date: 10/13/2016	Projected End Date: 12/30/2016
Benefit Type: Direct (HouseHold)	Completed Activity Actual End Date:
National Objective: NSP Only - LMMI	Responsible Organization: City of Joliet



Overall	Oct 1 thru Dec 31, 2019	To Date
Total Projected Budget from All Sources	N/A	\$96,619.61
Total Budget	\$0.00	\$96,619.61
Total Obligated	\$0.00	\$96,619.61
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$96,619.61
City of Joliet	\$0.00	\$96,619.61
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Properly demolition of single family homes for rent

Location Description:

City of Joliet

Activity Progress Narrative:

Accomplishments Performance Measures

No Accomplishments Performance Measures

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

Address	City	County	State	Zip	Status / Accept
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Address Support Information



Address: 903 Westwood, Joliet, Illinois 60436

Property Status: Completed **Affordability Start Date:** 11/28/2012 **Affordability End Date:** 11/27/2027

Description of Affordability Strategy:

Demolition

Activity Type for End Use: Clearance and Demolition **Projected Disposition Date:** 11/28/2012 **Actual Disposition Date:** 11/28/2012

National Objective for End Use: NSP Only - LMMI **Date National Objective is met:** 11/28/2012 **Deadline Date:**

Description of End Use:

A single family home was demolished

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Project # / Activity E / Redevelopment

Grantee Activity Number:	E-75024-LM-H
Activity Title:	City of Joliet - Redevelopment

Activity Category:
Rehabilitation/reconstruction of residential structures

Project Number:
Activity E

Projected Start Date:
03/11/2011

Benefit Type:
Direct (HouseHold)

National Objective:
NSP Only - LMMI

Activity Status:
Under Way

Project Title:
Redevelopment

Projected End Date:
06/29/2018

Completed Activity Actual End Date:

Responsible Organization:
City of Joliet

Overall	Oct 1 thru Dec 31, 2019	To Date
Total Projected Budget from All Sources	N/A	\$832,840.84
Total Budget	\$0.00	\$832,840.84
Total Obligated	\$0.00	\$832,840.84
Total Funds Drawdown	\$0.00	\$832,840.84
Program Funds Drawdown	\$0.00	\$773,427.46
Program Income Drawdown	\$0.00	\$59,413.38
Program Income Received	\$0.00	\$183,010.02

Total Funds Expended	\$0.00	\$832,840.84
City of Joliet	\$0.00	\$832,840.84
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

City of Joliet will construct three single family homes.

Location Description:

City of Joliet

Activity Progress Narrative:

Accomplishments Performance Measures

No Accomplishments Performance Measures

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

Address	City	County	State	Zip	Status / Accept
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Address Support Information

Address: 109 Wilcox St., Joliet, Illinois 60435

Property Status:	Affordability Start Date:	Affordability End Date:
Completed	01/03/2013	01/02/2028

Description of Affordability Strategy:

Resale

Activity Type for End Use:	Projected Disposition Date:	Actual Disposition Date:
Rehabilitation/reconstruction of residential	01/03/2013	01/03/2013

National Objective for End Use:	Date National Objective is met:	Deadline Date:
NSP Only - LMMI	01/03/2013	

Description of End Use:

A single family home was rehabbed and sold to an LMMI HH



Address: 300 Union Street, Joliet, Illinois 60433

Property Status: Completed	Affordability Start Date: 12/19/2012	Affordability End Date: 12/18/2027
Description of Affordability Strategy: Resale		
Activity Type for End Use: Rehabilitation/reconstruction of residential	Projected Disposition Date: 12/19/2012	Actual Disposition Date: 12/19/2012
National Objective for End Use: NSP Only - LMMI	Date National Objective is met: 12/19/2012	Deadline Date:
Description of End Use: A single family home was rehabbed and sold to an LMMI HH		

Address: 410 Franklin Street, Joliet, Illinois 60432

Property Status: Completed	Affordability Start Date: 01/02/2013	Affordability End Date: 01/01/2028
Description of Affordability Strategy: Resale		
Activity Type for End Use: Rehabilitation/reconstruction of residential	Projected Disposition Date: 01/02/2013	Actual Disposition Date: 01/02/2013
National Objective for End Use: NSP Only - LMMI	Date National Objective is met: 01/02/2013	Deadline Date:
Description of End Use: A single family home was rehabbed and sold to an LMMI HH		

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

