

Grantee: Cicero, IL

Grant: B-08-MN-17-0003

April 1, 2018 thru June 30, 2018 Performance Report

Grant Number: B-08-MN-17-0003	Obligation Date:	Award Date:
Grantee Name: Cicero, IL	Contract End Date:	Review by HUD: Reviewed and Approved
Grant Award Amount: \$2,078,351.00	Grant Status: Active	QPR Contact: Jose Alanis
LOCCS Authorized Amount: \$2,078,351.00	Estimated PI/RL Funds: \$508,018.17	
Total Budget: \$2,586,369.17		

Disasters:

Declaration Number

NSP

Narratives

Areas of Greatest Need:

The Town of Cicero, as other communities have faced in recent times, is undergoing a housing market crisis. Homes are being foreclosed upon, or at risk of being foreclosed throughout the Town. These foreclosures have caused property values to decrease, made abandoned and/or empty homes commonplace, and has destabilized the community. Every census tract in Cicero is "high risk" for foreclosure, but seven (7) have been identified as Cicero's target area for NSP Funds: 2133, 8134, 8142, 8136, 8141, 8143, and 8137.

Distribution and Uses of Funds:

In order to recover from this disaster, The Town of Cicero must get homeowners back into these abandoned, foreclosed homes. The Town will need to have a "qualified" pool of buyers for the current and future stock of foreclosed homes. The Town will need to have qualified contractors to rehabilitate and/or stabilize lead-paint hazards to properties assisted with NSP Funds, and the rehabilitation and/or lead-paint stabilization needs to be carried out in a time efficient manner. The Town will need to publicize their NSP to ensure attention is drawn to it, and to increase the amount of "qualified" homebuyers. The Town will need to work closely with banks, realtors, counseling agencies, and homebuyers to ensure the process of purchasing a home is followed through. The Town will need to measure performance on an on-going basis to determine if the program is meeting and/or exceeding performance goals. The Town will need to be proactive rather than reactive in addressing safety concerns of blighted structures. The Town will need to implement each proposed activity in an efficient manner to ensure the success of the program.

Definitions and Descriptions:

Low Income Targeting:

Acquisition and Relocation:

Public Comment:

Overall	This Report Period	To Date
Total Projected Budget from All Sources	\$0.00	\$2,586,369.17
Total Budget	\$0.00	\$2,586,369.17



Total Obligated	\$0.00	\$2,586,369.17
Total Funds Drawdown	\$0.00	\$2,224,804.69
Program Funds Drawdown	\$0.00	\$1,964,498.25
Program Income Drawdown	\$0.00	\$260,306.44
Program Income Received	\$0.00	\$533,017.97
Total Funds Expended	\$0.00	\$2,230,959.86
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
Town of Cicero	\$ 0.00	\$ 2,230,959.86

Progress Toward Required Numeric Targets

Requirement	Target	Projected	Actual
Overall Benefit Percentage	99.99%	.00%	.00%
Minimum Non Federal Match	\$0.00	\$0.00	\$0.00
Overall Benefit Amount	\$2,586,110.53	\$0.00	\$0.00
Limit on Public Services	\$311,752.65	\$0.00	\$0.00
Limit on Admin/Planning	\$207,835.10	\$246,354.39	\$224,092.03
Limit on Admin	\$0.00	\$246,354.39	\$224,092.03
Most Impacted and Distressed	\$0.00	\$0.00	\$0.00
Progress towards LH25 Requirement	\$646,592.29		\$646,102.66

Overall Progress Narrative:

During this quarter no progress was made on the final NSP property located at 6019 W 28th St. The Town received technical assistance towards closing out the NSP program. During this assistance, the TA advised that the Town should either sell or donate the last property.

The Town was also advised to use the remaining NSP allocation as well as a portion of the their program income to fund demo's of properties deemed to be blight. This way the Town can address the demo's as well as expending the remaining funds. Once those funds are expended, the remaining figure from program income should be reallocated into the Towns CDBG program. Final closeout will then be completed once this is accomplished.

The Town has created the PY 2018 Annual Action Plan and in this plan the Town anticipates on using the Program Income from the NSP Program and reallocate those funds to the CDBG Program. If approved by HUD, the remaining NSP funds will be used to address blighted property throughout the Town.

Project Summary

Project #, Project Title	This Report	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
NSP-2008-0001, Purchase, Rehabilitation, & Rental of	\$0.00	\$0.00	\$0.00
NSP-2008-0002, Cancelled Project	\$0.00	\$0.00	\$0.00
NSP-2008-0003, Purchase, Rehabilitation & Sale of	\$0.00	\$922,596.86	\$900,786.53
NSP-2008-0004, Redevelopment	\$0.00	\$1,417,417.92	\$856,863.20
NSP-2008-0005, Land Bank	\$0.00	\$0.00	\$0.00
NSP-2008-0006, Administration	\$0.00	\$246,354.39	\$206,848.52



Activities

Project # / NSP-2008-0003 / Purchase, Rehabilitation & Sale of



Grantee Activity Number:	008
Activity Title:	Program Delivery Costs

Activity Type:
Rehabilitation/reconstruction of residential structures

Activity Status:
Completed

Project Title:
Purchase, Rehabilitation & Sale of Foreclosed

Project Number:
NSP-2008-0003

Projected Start Date:
01/15/2009

Projected End Date:
08/31/2010

Benefit Type:
Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:
NSP Only - LMMI

Responsible Organization:
Town of Cicero

Program Income Account:
NSP Program Administration

Overall	Apr 1 thru Jun 30, 2018	To Date
Total Projected Budget from All Sources	\$0.00	\$64,155.15
Total Budget	\$0.00	\$64,155.15
Total Obligated	\$0.00	\$64,155.15
Total Funds Drawdown	\$0.00	\$64,155.15
Program Funds Drawdown	\$0.00	\$64,155.15
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$38,048.40
Town of Cicero	\$0.00	\$38,048.40
Most Impacted and Distressed Expended	\$0.00	\$0.00

Activity Description:

Program delivery costs of the Town's Financing Mechanisms Project. Costs will include appraisals of properties, inspection costs, legal fees to get to closing, and construction management. Activity beneficiaries are the same as activity 5. The unit beneficiary and address reporting for this activity will be reported under activity 6. This activity (activity 5 and activity 8) also cover expenses for these same addresses.

Location Description:

Town of Cicero's Target Area.

Activity Progress Narrative:

No work was done during this quarter for this activity.

Accomplishments Performance Measures

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



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/0
# of Singlefamily Units	0	0/0

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	0/0	0/0	0
# Owner Households	0	0	0	0/0	0/0	0/0	0

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	

Activity Supporting Documents: None

Project # / NSP-2008-0004 / Redevelopment

Grantee Activity Number:	009
Activity Title:	Redevelopment and Sales Program

Activity Type:
Construction of new housing

Activity Status:
Under Way

Project Number:
NSP-2008-0004

Project Title:
Redevelopment

Projected Start Date:
01/15/2009

Projected End Date:
08/21/2014

Benefit Type:
Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:
NSP Only - LMMI

Responsible Organization:
Town of Cicero

Program Income Account:
NSP Program Administration

Overall	Apr 1 thru Jun 30, 2018	To Date
Total Projected Budget from All Sources	\$0.00	\$1,236,289.21
Total Budget	\$0.00	\$1,236,289.21
Total Obligated	\$0.00	\$1,236,289.21
Total Funds Drawdown	\$0.00	\$918,797.42
Program Funds Drawdown	\$0.00	\$682,938.88
Program Income Drawdown	\$0.00	\$235,858.54
Program Income Received	\$0.00	\$491,012.12
Total Funds Expended	\$0.00	\$987,002.51
Town of Cicero	\$0.00	\$987,002.51
Most Impacted and Distressed Expended	\$0.00	\$0.00

Activity Description:

Acquisition for redevelopment of vacant, foreclosed properties, in the Town of Cicero's Target Area that pose a threat to the safety of the community. Buildings will be identified by the Town of Cicero's Building Department's Inspectors. Properties will be acquired, demolished, and redeveloped into new-construction housing, or if possible, redeveloped with gut-rehab.

Location Description:

2725 S 58th Ct.
1620 S 55th Ave.
2724 S 58th Ct.
5113 W 29th Pl.
6019 W 28th St.

Activity Progress Narrative:

No work was done during this quarter for this activity.



Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	4/5
# of Singlefamily Units	0	4/5

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	1/0	3/5	4/5	100.00
# Owner Households	0	0	0	1/0	3/5	4/5	100.00

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	

Activity Supporting Documents: None



Grantee Activity Number:	015
Activity Title:	Redevelopment and Sales Program (50%AMI)

Activity Type:
Construction of new housing

Project Number:
NSP-2008-0004

Projected Start Date:
09/01/2010

Benefit Type:
Direct (HouseHold)

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

Program Income Account:
NSP Program Administration

Activity Status:
Completed

Project Title:
Redevelopment

Projected End Date:
12/31/2010

Completed Activity Actual End Date:

Responsible Organization:
Town of Cicero

Overall	Apr 1 thru Jun 30, 2018	To Date
Total Projected Budget from All Sources	\$0.00	\$181,128.71
Total Budget	\$0.00	\$181,128.71
Total Obligated	\$0.00	\$181,128.71
Total Funds Drawdown	\$0.00	\$181,128.71
Program Funds Drawdown	\$0.00	\$173,924.32
Program Income Drawdown	\$0.00	\$7,204.39
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$145,507.21
Town of Cicero	\$0.00	\$145,507.21
Most Impacted and Distressed Expended	\$0.00	\$0.00

Activity Description:

The Town of Cicero has Aquired 5111-5113 W. 29th Place. The blighted single-family home on the property will be demolished, and a new-construction "Town Home" with 2-units will be constructed in it's place. 1/2 of this redevelopment has been set aside to be sold to a 50% AMI or lower, mortgageable applicant. The Town may, sell other redeveloped properties to applicants at or below 50% AMI in order to secure affordability, and meet lender rules and regulations.

Location Description:

5111 W 29th Pl.

Activity Progress Narrative:

No work was done during this quarter for this activity.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total



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

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

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	

Activity Supporting Documents: None

Project # / NSP-2008-0006 / Administration



Grantee Activity Number:	011
Activity Title:	NSP Program Administration

Activity Type:

Administration

Project Number:

NSP-2008-0006

Projected Start Date:

01/16/2009

Benefit Type:

N/A

National Objective:

N/A

Program Income Account:

NSP Program Administration

Activity Status:

Under Way

Project Title:

Administration

Projected End Date:

08/21/2014

Completed Activity Actual End Date:

Responsible Organization:

Town of Cicero

Overall	Apr 1 thru Jun 30, 2018	To Date
Total Projected Budget from All Sources	\$0.00	\$246,354.39
Total Budget	\$0.00	\$246,354.39
Total Obligated	\$0.00	\$246,354.39
Total Funds Drawdown	\$0.00	\$224,092.03
Program Funds Drawdown	\$0.00	\$206,848.52
Program Income Drawdown	\$0.00	\$17,243.51
Program Income Received	\$0.00	\$42,005.85
Total Funds Expended	\$0.00	\$224,092.03
Town of Cicero	\$0.00	\$224,092.03
Most Impacted and Distressed Expended	\$0.00	\$0.00

Activity Description:

General Program Administration of the Town of Cicero's NSP. Funds will be used for staff salaries, equipment, planning, etc...

Location Description:

Town of Cicero Department of Housing 1634 S. Laramie Cicero, IL 60804

Activity Progress Narrative:

No work was done during this quarter for this activity.

Accomplishments Performance Measures

No Accomplishments Performance Measures



Beneficiaries Performance Measures

No Beneficiaries 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

Activity Supporting Documents: None
