Grantee: Cicero, IL

Grant: B-08-MN-17-0003

October 1, 2013 thru December 31, 2013 Performance

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:
No QPR Contact Found

LOCCS Authorized Amount:
$2,078,351.00

Estimated PI/RL Funds:
$395,058.67

Total Budget:
$2,473,409.67

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 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	N/A	$2,324,529.10

Total Budget	$0.00	$2,324,529.10
Total Obligated	$0.00	$2,324,529.10
Total Funds Drawdown	$16,995.25	$2,148,408.37
Program Funds Drawdown	$0.00	$1,964,498.25
Program Income Drawdown	$16,995.25	$183,910.12
Program Income Received	$83,415.46	$395,558.67
Total Funds Expended	$16,995.25	$2,148,408.37
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	$311,752.65	$0.00
Limit on Admin/Planning	$207,835.10	$221,792.67
Limit on State Admin	$0.00	$221,792.67
Most Impacted and Distressed Threshold (Projected)	$0.00	$0.00
Progress towards LH25 Requirement	$618,352.42	$646,102.66

Overall Progress Narrative:

During this quarter the property located at 2724 S 58th Ct. has been sold. The closing was done on December 23, 2013. The program income has been receipted and 10% has gone towards activity 011 (Administration). The rest has been receipted under activity 009 (Construction of new housing.)
The Program income received line item is updated and current with all income received throughout the life of this program.
For the property located at 5113 W 29th Pl., the deal fell through due to the fact that the buyer had trouble gettting a loan commitment due to her immigration status. The property has been put back on the market and there have been a few interested buyers.
With regards to the property 6019 W 28th St., we are still waiting for available funds in order to demo and build a new home on the property. Once this happens this will be the last property that the Town of Cicero will construct with NSP funds.
Per HUD Representative's request and overall breakdown of the Town's NSP Program is as follows:

	Completed	Underway
Total Rental Units Acquired and Rehabbed	0	0
Total Homebuyer Units Acquired and Rehabbed	17	1
Total Number of Homebuyer Units Sold	16	2
Total Number of Rental Units Occupied	0	0
Total Number of Properties Acquired and Land-Banked	0	0
Total Number of Units Demolished	1	1

Project Summary

Project #, Project Title	This Report Period	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	$901,322.38	$900,786.53
NSP-2008-0004, Redevelopment	$0.00	$1,190,286.15	$856,863.20
NSP-2008-0005, Land Bank	$0.00	$0.00	$0.00
NSP-2008-0006, Administration	$0.00	$232,920.57	$206,848.52

Activities

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

Grantee Activity Number:	**005**
Activity Title:	**Down Payment Assistance**

Activitiy Category:
Homeownership Assistance to low- and moderate-income

Activity Status:
Under Way

Project Number:
NSP-2008-0003

Project Title:
Purchase, Rehabilitation & Sale of Foreclosed

Projected Start Date:
01/16/2009

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	Oct 1 thru Dec 31, 2013	To Date
Total Projected Budget from All Sources	N/A	$219,042.76
Total Budget	$0.00	$219,042.76
Total Obligated	$0.00	$219,042.76
Total Funds Drawdown	$0.00	$219,042.76
Program Funds Drawdown	$0.00	$219,042.76
Program Income Drawdown	$0.00	$0.00
Program Income Received	$0.00	$0.00
Total Funds Expended	$0.00	$219,042.76
Most Impacted and Distressed Expended	$0.00	$0.00
Match Contributed	$0.00	$0.00

Activity Description:

Down Payment Assistance of 20% the purchase price (up to $35,000.00)of a vacant foreclosed home in Cicero's Target Area. The assistance is in the form of a 10 year, zero interest, deferred payment, forgivable loan. Also available is the opportunity to receive the balance of $35,000.00 (up to $24,999.00) for rehabilitation assistance after closing. The assistance is in the form of a 10 year, zero interest, deferred payment, forgivable loan.

Location Description:

The Town of Cicero's Target Area.

Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	6/6
# of Singlefamily Units	0	6/6

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	6/6	6/6	100.00
# Owner Households	0	0	0	0/0	6/6	6/6	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	

Project # / Title: NSP-2008-0004 / Redevelopment

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

Activitiy Category:
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	Oct 1 thru Dec 31, 2013	To Date

Total Projected Budget from All Sources	N/A	$1,005,286.15
Total Budget	$0.00	$1,005,286.15
Total Obligated	$0.00	$1,005,286.15
Total Funds Drawdown	$16,881.87	$844,700.46
Program Funds Drawdown	$0.00	$682,938.88
Program Income Drawdown	$16,881.87	$161,761.58
Program Income Received	$75,123.91	$356,052.80
Total Funds Expended	$16,881.87	$844,700.46
Town of Cicero	$16,881.87	$844,700.46
Most Impacted and Distressed Expended	$0.00	$0.00
Match Contributed	$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 aquired, demolished, and redeveloped into new-construction housing, or if possible, redeveloped with gut-rehab.

Location Description:

Town of Cicero's Target Area.

Activity Progress Narrative:

The property located at 2724 S 58th Ct. has been sold. Closing was on December 23, 2013.
The property located at 5113 W 29th Pl. had the deal fall through due to the buyer not being able to secure a loan commitment. The buyers immigration status was the issue for not getting the commitment.
The property located at 6019 W 28th St. is still waiting to be demo. The GC is waiting for enough funds to be available in order to demo and build a new house on the lot. Once this is done it will be the last property constructed with NSP funds.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	1	3/5
# of Singlefamily Units	1	3/5

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	1	1	1/1	2/4	3/5	100.00
# Owner Households	0	1	1	1/1	2/4	3/5	100.00

Activity Locations

Address	City	County	State	Zip	Status / Accept

Address Support Information

Address: 2724 S 58th Ct., Cicero, Illinois 60804

Property Status:
Completed

Affordability Start Date:
12/23/2013

Affordability End Date:
12/23/2033

Description of Affordability Strategy:

Recapture

Activity Type for End Use:
Construction of new housing

Projected Disposition Date:
12/23/2013

Actual Disposition Date:
12/23/2013

National Objective for End Use:
NSP Only - LMMI

Date National Objective is met:
12/23/2013

Deadline Date:

Description of End Use:

Sold to owner.

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:	015
Activity Title:	Redevelopment and Salles Program (50%AMI)

Activitiy Category:
Construction of new housing

Activity Status:
Under Way

Project Number:
NSP-2008-0004

Project Title:
Redevelopment

Projected Start Date:
09/01/2010

Projected End Date:
12/31/2010

Benefit Type:
Direct (HouseHold)

Completed Activity Actual End Date:

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

Responsible Organization:
Town of Cicero

Program Income Account:
NSP Program Administration

Overall	Oct 1 thru Dec 31, 2013	To Date
Total Projected Budget from All Sources	N/A	$185,000.00
Total Budget	$0.00	$185,000.00
Total Obligated	$0.00	$185,000.00
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	$181,128.71
Town of Cicero	$0.00	$181,128.71
Most Impacted and Distressed Expended	$0.00	$0.00
Match Contributed	$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:

5111-5113 W. 29th Place

Activity Progress Narrative:

No activity this quarter.

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	

Project # / Title: NSP-2008-0006 / Administration

Grantee Activity Number:	**011**
Activity Title:	**NSP Program Administration**

Activitiy Category:
Administration

Activity Status:
Under Way

Project Number:
NSP-2008-0006

Project Title:
Administration

Projected Start Date:
01/16/2009

Projected End Date:
08/21/2014

Benefit Type:
( )

Completed Activity Actual End Date:

National Objective:
N/A

Responsible Organization:
Town of Cicero

Program Income Account:
NSP Program Administration

Overall	Oct 1 thru Dec 31, 2013	To Date
Total Projected Budget from All Sources	N/A	$232,920.57
Total Budget	$0.00	$232,920.57
Total Obligated	$0.00	$232,920.57
Total Funds Drawdown	$113.38	$221,792.67

Program Funds Drawdown	$0.00	$206,848.52
Program Income Drawdown	$113.38	$14,944.15
Program Income Received	$8,291.55	$39,505.87
Total Funds Expended	$113.38	$221,792.67
Town of Cicero	$113.38	$221,792.67
Most Impacted and Distressed Expended	$0.00	$0.00
Match Contributed	$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:

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

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	