

Grantee: Cook County, IL

Grant: B-11-UN-17-0001

April 1, 2012 thru June 30, 2012 Performance Report



Grant Number:

B-11-UN-17-0001

Obligation Date:**Award Date:****Grantee Name:**

Cook County, IL

Contract End Date:

03/14/2014

Review by HUD:

Reviewed and Approved

Grant Award Amount:

\$7,776,324.00

Grant Status:

Active

QPR Contact:

No QPR Contact Found

LOCCS Authorized Amount:

\$7,776,324.00

Estimated PI/RL Funds:**Total Budget:**

\$7,776,324.00

Disasters:

Declaration Number

NSP

Narratives

Summary of Distribution and Uses of NSP Funds:

Cook County determined the potential areas of greatest need for targeting of NSP3 funds through a comprehensive review of HUD data estimates of foreclosures needs and foreclosure-related needs scores at the census tract level for the 131 suburban municipalities. The 37 municipalities separated by geographic region, with a minimum foreclosure needs score of 17 are indicated in the Eligible Target Areas Table in the Appendix. Given limited funding and resources under NSP3, Cook County has further defined its target areas to focus efforts in communities that face an increased incidence of foreclosures as well as ongoing economic instability. Towards this end, Cook County will be prioritizing NSP 3 assistance to community areas with a minimum foreclosure needs score of 19 or 20 that have previously benefitted from specifically designated significant assistance under NSP1. Chicago Heights and Maywood are the two communities where NSP1 was heavily focused and the County felt those two cities could make a larger impact. Both communities have multifamily buildings that are abandoned, vacant or foreclosed.

How Fund Use Addresses Market Conditions:

The jurisdiction certifies that it will comply with the Dodd-Frank Wall Street Reform and Consumer Protection Act and Title XII of Division A of the American Recovery and Reinvestment Act of 2009 by spending 50 percent of its grant funds within 2 years, and spending 100 percent within 3 years, of receipt of the grant.

Ensuring Continued Affordability:

All NSP3-assisted housing units will be subject to the following minimum affordability restrictions. The affordability period is determined on the amount of NSP3 assistance on a per-unit basis. For the units that undergo reconstruction (replacement of an existing unit with a new, comparable unit), the affordability period will automatically be 20 years.

- Under \$15,000 = 5 Years
- \$15,000 - \$40,000 = 10 Years
- Over \$40,000 = 15 Years
- New Construction/Reconstruction = 20 Years

Cook County may elect to require longer affordability periods on a project by project basis subject to community need. Cook County will ensure these long term affordability restrictions through the use of a mortgage that will be recorded against the property title. If an owner who has been assisted through this program for the development of rental housing transfers title of the property before the affordability period expires, the deed restrictions related to income targeting, occupancy and property conditions will remain in full force and effect until the term of the affordability has expired.

If a homebuyer receives assistance through this program, such assistance provided by Cook County will be subject to recapture in the event that a transfer of title occurs sale of the property, or failure of the homebuyer to maintain the unit as their principal residence. The County will establish the actual amount of the assistance originally provided to the homebuyer to be recaptured (repayment based on the above detailed forgiveness schedule) based on the availability of net proceeds. Net proceeds are hereby defined as any amount remaining after the sale price minus any superior loan or lien repayment has been made and reasonable seller closing costs have been deducted. Throughout the affordability period, the County will monitor NSP-assisted rental units to ensure that the units are affordable and



that the property or properties continue to meet minimum housing quality standards. For NSP-assisted homebuyer units, the County will monitor to ensure that the assisted household occupies the property as their principal residence.

The following affordability period restrictions shall apply to each NSP homebuyer assisted-unit, except as otherwise pre-approved by COUNTY in writing:

Amount of Grant or Loan
Affordability Period
Terms
Recapture Back to Cook County
Under \$15,000 per unit

Homebuyer: 5 years
Nothing is forgiven Years 1-5. 100% due back if homebuyer fails to maintain as principal residence, sells or transfers title within first 5 years
100% due; all is forgiven after year 5
\$15,000 to \$40,000 per unit
Homebuyer: 10 years

Nothing is forgiven Years 1-5. 100% due back if homebuyer fails to maintain as principal residence, sells or transfers title within first 5 years.
Partial forgiveness after year 5
100% due; year 1 to 5, beginning year 6, 20% of balance is forgiven per year, all is forgiven after year 10
\$40,000+ per unit
Homebuyer: 15 years
Nothing is forgiven

Ensuring Continued Affordability:

Years 1-10. 100% due back if homebuyer fails to maintain as principal residence, sells or transfers title within first 10 years. Partial forgiveness after year 10
100% due; year 1 to 10, beginning year 11, 20% of balance is forgiven per year, all is forgiven after year 15

Definition of Blighted Structure:

A blighted structure is any structure unfit for use, habitation, or dangerous to persons or other property. In addition, a structure is blighted when it exhibits objectively determinable signs of deterioration sufficient to constitute a threat to human health, safety, and public welfare. This includes structures showing evidence of physical decay or neglect, excessive use, or lack of maintenance. Characteristics may also include any nuisance conditions including but not limited to:

Any Nuisance as defined by law, or

- (a) Any residential property that poses a public nuisance which may be detrimental to the health or safety of children whether in a building, on the premises of a building, or upon an unoccupied lot. This includes, but is not limited to: abandoned wells, shafts, basements, excavations, unclean swimming pools or spas, abandoned iceboxes, refrigerators, motor vehicles, and any structurally unsound fences or structures, lumber, trash, fences, or debris which may prove a hazard for inquisitive minors;
- (b) Unsanitary conditions or anything offensive to the senses or dangerous to health including, but not limited to, the emission of odors, sewage, human waste, liquids, gases, dust, smoke, vibration or noise, or whatever may render air, food, or drink detrimental to the health of human beings;
- (c) Physical conditions such as, but not limited to, old, dilapidated, abandoned: scrap or metal, paper, building materials and equipment, bottles, glass, appliances, furniture, rags, rubber, motor vehicles, and parts thereof; or
- (d) Physical conditions posing fire hazards,
- (e) Physical conditions posing a hazard such as but not limited to dead or damaged trees.

Definition of Affordable Rents:

For the purposes of NSP3, Cook County will utilize three definitions of Affordable rents to determine the maximum allowable rent for NSP-assisted units. These rent levels include utilities. If the tenant pays utilities, a utility allowance must be subtracted from the maximum allowable rent to determine the maximum contract rent. Utility allowances shall be calculated as they are currently calculated for Cook County HOME Program rental housing projects. Cook County will review and approve the rents charged on an annual basis. The rent limits shall be updated by HUD on an annual basis, and distributed by Cook County to all owners and property managers.

Low-Income (Set-aside): For NSP3-assisted units designated as set-aside units (those occupied by households earning less than 50% of the area median income), rents shall not exceed the limits established by the HOME Investment Partnerships Program for very low-income families (24 CFR Part 92.252(b)), otherwise known as low HOME rents.

Moderate-Income: For NSP3-assisted units occupied by households earning between 51 and 80% of the area median income, rents shall not exceed the maximum limits established by the HOME Investment Partnerships Program (24 CFR Part 92.252(a)), otherwise known as high HOME rents.

Middle-Income: For NSP3-assisted units occupied by households earning between 81 and 120% of the area median income, rents shall not exceed 110% of Fair Market Rents (FMR) for comparable units in the area as established by HUD under 24 CFR 888.111.

Housing Rehabilitation/New Construction Standards:

All rehabilitated properties shall, upon completion of the rehabilitation, comply with the minimum requirements of the International Property Maintenance Code, 2003 Edition, Chapters 2 through 8, or the corresponding chapters of the version of the Property Maintenance Code in force in the jurisdiction in which the property is located. Provisions of the Cook County housing rehabilitation standards shall supersede the Property Maintenance Code where more stringent, or protective, or in disallowance of work as ineligible. At no time shall a standard, specification or code be permitted that is less stringent than the



minimum property standard hereby adopted for Cook County NSP3.

- The International Property Maintenance Code, 2003 (IPMC)
- Applicable codes of the local jurisdiction (only if more prescriptive than the above referenced International maintenance or property codes)
- Manufacturer Standards and Installation Instructions
- Residential Construction Performance Guidelines for Professional Builders and Remodelers
- The Cook County Material and Workmanship Standards
- Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings
- Regulation on Lead-Based Paint Hazards in Federally-Owned Housing and Housing Receiving Federal Assistance, and the EPA Renovation, Repair and Painting Program Final Rule
- Residential Remodeling and Universal Design: Making Homes More Comfortable and Accessible
- Uniform Federal Accessibility Standards (UFAS)

Substandard dwellings that cannot be brought into compliance with the Cook County housing rehabilitation standards and applicable code requirements shall be deemed not suitable for rehabilitation and shall not be rehabilitated. If the cost of rehabilitation exceeds 50% of the appraised market value of the property, the property may be a candidate for demolition and reconstruction.

Reconstructed property shall be subject to property standards established by the Cook County NSP Program for new construction of residential units.

Each item of work conducted under Cook County NSP3 shall contribute to one or more of the following priorities, and items that do not contribute to one or more of the following priorities shall not be done. Conditions, the addressing of which contribute to achieving the following, shall be or should be considered to be substandard conditions, depending upon their seriousness and status of compliance with the applicable codes, standards and guidelines.

PRIORITIES:

- Meet all applicable code requirements
- Protect health and safety of occupants and make the unit a Heal

Housing Rehabilitation/New Construction Standards:

thy Home

- Control or eliminate lead hazards
- Improve or maintain affordability
- Improve comfort, livability, basic privacy and accessibility
- Protect and extend the life expectancy of the dwelling
- Provide critical storage, work or living space
- Adhere to the principles of green building
- Improve the appearance (street presence) of the property

Improve marketability of the property

Vicinity Hiring:

As of June 2010, both proposed target areas suffered from unemployment rates of 10 percent or greater. The West region target area is home to a significant number of working class households who were among the hardest hit during the recent economic downturn as it relates to both unemployment and underemployment. Many individuals in this target area were employed in the construction and industrial trades which experienced particularly significant job loss. Within the South region target area, a significant proportion of the workforce is engaged in healthcare, social and public administration. To the maximum extent feasible, Cook County will work collaboratively with the local jurisdictions and project developers to market opportunities for the hiring of employees that reside in the vicinity of NSP3 -funded projects or contract with small businesses that are owned and operated by persons residing in the vicinity of NSP3 projects. These opportunities may be construction or professional service related.

Procedures for Preferences for Affordable Rental Dev.:

The jurisdiction certifies that it will be abide by the procedures described in its NSP3 Abbreviated Plan to create preferences for the development of affordable rental housing for properties assisted with NSP3 funds.

Grantee Contact Information:

Jane Hornstein (Deputy Director)Jane.Hornstein@cookcountyil.gov, 312-603-1000
Bureau of Community Development
69 W Washington
Suite 2900
Chicago, IL 60602

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$7,776,324.00
Total Budget	\$0.00	\$7,776,324.00
Total Obligated	\$0.00	\$0.00
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	\$0.00
Match Contributed	\$0.00	\$0.00

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$1,166,448.60	\$0.00
Limit on Admin/Planning	\$777,632.40	\$0.00
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Activity Type	Target	Actual
Administration	\$777,632.40	\$777,632.00

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$1,944,081.00	\$1,350,496.00

Overall Progress Narrative:

The County has identified two areas of concentration - Chicago Heights and Maywood. All projects will be multifamily rental. Commitments have been made on 2 projects; Two others are under strong consideration and moving forward.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
N11, Acquisition/Rehabilitation	\$0.00	\$6,998,692.00	\$0.00
N11 Administration, Administration	\$0.00	\$777,632.00	\$0.00



Activities

Project # / Title: N11 / Acquisition/Rehabilitation

Grantee Activity Number: N11-01-B

Activity Title: Chicago Heights/Hispanic Housing

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

N11

Projected Start Date:

03/01/2011

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition/Rehabilitation

Projected End Date:

02/28/2014

Completed Activity Actual End Date:

Responsible Organization:

Hispanic Housing Development Corporation

Overall

Total Projected Budget from All Sources

Apr 1 thru Jun 30, 2012

N/A

To Date

\$2,025,744.00

Total Budget

(\$501,561.00)

\$2,025,744.00

Total Obligated

\$0.00

\$0.00

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

\$0.00

Hispanic Housing Development Corporation

\$0.00

\$0.00

Match Contributed

\$0.00

\$0.00

Activity Description:

Acquisition and rehabilitation of 13 housing units that have been abandoned or foreclosed upon will be used for rental to qualified households whose income is between 51 and 120% of area median income.

Location Description:

- 820 Peoria Chicago Heights, IL.
- 1038 Ashland Chicago Heights, IL.
- 910 Luther Chicago Heights, IL.
- 1133 Grant Chicago Heights, IL.
- 120 S. Floyd Chicago Heights, IL.
- 1301 Franklin Chicago Heights, IL.
- 74 Terry Chicago Heights, IL.
- 190 W. Raye Dr. Chicago Heights, IL.



- 1111 Schilling Chicago Heights, IL.
- 20 W. 15th St. Chicago Heights, IL.
- 456 Gail Lane Chicago Heights, IL.
- 628 Emerald Chicago Heights, IL.

Activity Progress Narrative:

Hispanic Housing Development Corporation has identified housing units and is preparing for acquisitions.

Accomplishments Performance Measures

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Properties	0	0/13

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Housing Units	0	0/13
# of Singlefamily Units	0	0/13

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	



Grantee Activity Number: N11-01-B-25%

Activity Title: Chicago Heights-West/Hispanic Housing

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

N11

Project Title:

Acquisition/Rehabilitation

Projected Start Date:

03/01/2011

Projected End Date:

02/28/2014

Benefit Type:

Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Hispanic Housing Development Corporation

Overall

Total Projected Budget from All Sources

Apr 1 thru Jun 30, 2012

N/A

To Date

\$1,350,496.00

Total Budget

\$378,455.00

\$1,350,496.00

Total Obligated

\$0.00

\$0.00

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

\$0.00

Hispanic Housing Development Corporation

\$0.00

\$0.00

Match Contributed

\$0.00

\$0.00

Activity Description:

Acquisition and rehabilitation of 9 housing units that have been abandoned or foreclosed upon for rental to qualified households whose income is 50% or less of area median income.

Location Description:

- 1645 Hilltop Chicago Heights, IL.
- 22 E. 24th St. Chicago Heights, IL.
- 1521 Schilling Chicago Heights, IL.
- 335 E. 24th St. Chicago Heights, IL.
- 492 W. 17th St. Chicago Heights, IL.
- 278 W. 16th St. Chicago Heights, IL.
- 635 W. 15th St. Chicago Heights, IL.
- 1606 Euclid Chicago Heights, IL.
- 1238 Park Ave. Chicago Heights, IL.

Activity Progress Narrative:

Hispanic Housing Development Corporation has identified housing units and has acquired 1 unit. Remaining units are scheduled to be acquired in the upcoming months.



Accomplishments Performance Measures

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Properties	0	0/9

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Housing Units	0	0/10
# of Singlefamily Units	0	0/10

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	0/10	0
# Renter Households	0	0	0	0/0	0/0	0/10	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	



Grantee Activity Number:	N11-03-B
Activity Title:	Maywood/ K Young Development

Activity Category:

Acquisition - general

Project Number:

N11

Projected Start Date:

03/01/2011

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition/Rehabilitation

Projected End Date:

02/28/2014

Completed Activity Actual End Date:

Responsible Organization:

Karry L Young Development LLC

Overall	Apr 1 thru Jun 30, 2012	To Date
Total Projected Budget from All Sources	N/A	\$638,171.97
Total Budget	\$0.00	\$638,171.97
Total Obligated	\$0.00	\$0.00
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	\$0.00
KLY Development LLC	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Acquisition of 18 housing units that have been abandoned and foreclosed upon for ultimate rental to qualified households whose income 50% or less of area median income. The renovation of the 18 units will be completed with HOME funds.

Location Description:

- 1010 Greenwood Maywood, IL.

Activity Progress Narrative:

A 6-unit building has been identified. Budgets and specifications are currently under review.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/18



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/18
# of Multifamily Units	0	0/18

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	



Grantee Activity Number:	N11-04-B
Activity Title:	Chicago Heights-Mecca

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

N11

Projected Start Date:

03/01/2011

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition/Rehabilitation

Projected End Date:

02/28/2014

Completed Activity Actual End Date:

Responsible Organization:

Mecca Companies Inc.

Overall	Apr 1 thru Jun 30, 2012	To Date
Total Projected Budget from All Sources	N/A	\$1,866,960.52
Total Budget	\$123,106.00	\$1,866,960.52
Total Obligated	\$0.00	\$0.00
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	\$0.00
Mecca Companies Inc.	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Acquisition and reahabilitation of 6 housing units that have been abandoned or foreclosed upon for ultimate resale to qualified households whose income is between 51 and 120% of area median income.

Location Description:

- 140 E. 16th Chicago Heights, IL.
- 150 E. 16th Chicago Heights, IL.
- 152 E. 16th Chicago Heights, IL.
- 1603 Center St. Chicago Heights, IL.
- 1607 Center St. Chicago Heights, IL.
- 1611 Center St. Chicago Heights, IL.

Activity Progress Narrative:

Property identification is underway.



Accomplishments Performance Measures

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Properties	0	0/6

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

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

Grantee: Cook County, IL

Grant: B-11-UN-17-0001

July 1, 2012 thru September 30, 2012 Performance Report



Grant Number:

B-11-UN-17-0001

Obligation Date:**Award Date:****Grantee Name:**

Cook County, IL

Contract End Date:

03/14/2014

Review by HUD:

Reviewed and Approved

Grant Award Amount:

\$7,776,324.00

Grant Status:

Active

QPR Contact:

Lesa Carey

LOCCS Authorized Amount:

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Estimated PI/RL Funds:**Total Budget:**

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Disasters:

Declaration Number

NSP

Narratives

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Ensuring Continued Affordability:

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- \$15,000 - \$40,000 = 10 Years
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Cook County may elect to require longer affordability periods on a project by project basis subject to community need. Cook County will ensure these long term affordability restrictions through the use of a mortgage that will be recorded against the property title. If an owner who has been assisted through this program for the development of rental housing transfers title of the property before the affordability period expires, the deed restrictions related to income targeting, occupancy and property conditions will remain in full force and effect until the term of the affordability has expired.

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that the property or properties continue to meet minimum housing quality standards. For NSP-assisted homebuyer units, the County will monitor to ensure that the assisted household occupies the property as their principal residence.

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\$15,000 to \$40,000 per unit
Homebuyer: 10 years

Nothing is forgiven Years 1-5. 100% due back if homebuyer fails to maintain as principal residence, sells or transfers title within first 5 years.
Partial forgiveness after year 5
100% due; year 1 to 5, beginning year 6, 20% of balance is forgiven per year, all is forgiven after year 10
\$40,000+ per unit
Homebuyer: 15 years
Nothing is forgiven

Ensuring Continued Affordability:

Years 1-10. 100% due back if homebuyer fails to maintain as principal residence, sells or transfers title within first 10 years. Partial forgiveness after year 10
100% due; year 1 to 10, beginning year 11, 20% of balance is forgiven per year, all is forgiven after year 15

Definition of Blighted Structure:

A blighted structure is any structure unfit for use, habitation, or dangerous to persons or other property. In addition, a structure is blighted when it exhibits objectively determinable signs of deterioration sufficient to constitute a threat to human health, safety, and public welfare. This includes structures showing evidence of physical decay or neglect, excessive use, or lack of maintenance. Characteristics may also include any nuisance conditions including but not limited to:

Any Nuisance as defined by law, or

- (a) Any residential property that poses a public nuisance which may be detrimental to the health or safety of children whether in a building, on the premises of a building, or upon an unoccupied lot. This includes, but is not limited to: abandoned wells, shafts, basements, excavations, unclean swimming pools or spas, abandoned iceboxes, refrigerators, motor vehicles, and any structurally unsound fences or structures, lumber, trash, fences, or debris which may prove a hazard for inquisitive minors;
- (b) Unsanitary conditions or anything offensive to the senses or dangerous to health including, but not limited to, the emission of odors, sewage, human waste, liquids, gases, dust, smoke, vibration or noise, or whatever may render air, food, or drink detrimental to the health of human beings;
- (c) Physical conditions such as, but not limited to, old, dilapidated, abandoned: scrap or metal, paper, building materials and equipment, bottles, glass, appliances, furniture, rags, rubber, motor vehicles, and parts thereof; or
- (d) Physical conditions posing fire hazards,
- (e) Physical conditions posing a hazard such as but not limited to dead or damaged trees.

Definition of Affordable Rents:

For the purposes of NSP3, Cook County will utilize three definitions of Affordable rents to determine the maximum allowable rent for NSP-assisted units. These rent levels include utilities. If the tenant pays utilities, a utility allowance must be subtracted from the maximum allowable rent to determine the maximum contract rent. Utility allowances shall be calculated as they are currently calculated for Cook County HOME Program rental housing projects. Cook County will review and approve the rents charged on an annual basis. The rent limits shall be updated by HUD on an annual basis, and distributed by Cook County to all owners and property managers.

Low-Income (Set-aside): For NSP3-assisted units designated as set-aside units (those occupied by households earning less than 50% of the area median income), rents shall not exceed the limits established by the HOME Investment Partnerships Program for very low-income families (24 CFR Part 92.252(b)), otherwise known as low HOME rents.

Moderate-Income: For NSP3-assisted units occupied by households earning between 51 and 80% of the area median income, rents shall not exceed the maximum limits established by the HOME Investment Partnerships Program (24 CFR Part 92.252(a)), otherwise known as high HOME rents.

Middle-Income: For NSP3-assisted units occupied by households earning between 81 and 120% of the area median income, rents shall not exceed 110% of Fair Market Rents (FMR) for comparable units in the area as established by HUD under 24 CFR 888.111.

Housing Rehabilitation/New Construction Standards:

All rehabilitated properties shall, upon completion of the rehabilitation, comply with the minimum requirements of the International Property Maintenance Code, 2003 Edition, Chapters 2 through 8, or the corresponding chapters of the version of the Property Maintenance Code in force in the jurisdiction in which the property is located. Provisions of the Cook County housing rehabilitation standards shall supersede the Property Maintenance Code where more stringent, or protective, or in disallowance of work as ineligible. At no time shall a standard, specification or code be permitted that is less stringent than the



minimum property standard hereby adopted for Cook County NSP3.

- The International Property Maintenance Code, 2003 (IPMC)
- Applicable codes of the local jurisdiction (only if more prescriptive than the above referenced International maintenance or property codes)
- Manufacturer Standards and Installation Instructions
- Residential Construction Performance Guidelines for Professional Builders and Remodelers
- The Cook County Material and Workmanship Standards
- Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings
- Regulation on Lead-Based Paint Hazards in Federally-Owned Housing and Housing Receiving Federal Assistance, and the EPA Renovation, Repair and Painting Program Final Rule
- Residential Remodeling and Universal Design: Making Homes More Comfortable and Accessible
- Uniform Federal Accessibility Standards (UFAS)

Substandard dwellings that cannot be brought into compliance with the Cook County housing rehabilitation standards and applicable code requirements shall be deemed not suitable for rehabilitation and shall not be rehabilitated. If the cost of rehabilitation exceeds 50% of the appraised market value of the property, the property may be a candidate for demolition and reconstruction.

Reconstructed property shall be subject to property standards established by the Cook County NSP Program for new construction of residential units.

Each item of work conducted under Cook County NSP3 shall contribute to one or more of the following priorities, and items that do not contribute to one or more of the following priorities shall not be done. Conditions, the addressing of which contribute to achieving the following, shall be or should be considered to be substandard conditions, depending upon their seriousness and status of compliance with the applicable codes, standards and guidelines.

PRIORITIES:

- Meet all applicable code requirements
- Protect health and safety of occupants and make the unit a Heal

Housing Rehabilitation/New Construction Standards:

thy Home

- Control or eliminate lead hazards
 - Improve or maintain affordability
 - Improve comfort, livability, basic privacy and accessibility
 - Protect and extend the life expectancy of the dwelling
 - Provide critical storage, work or living space
 - Adhere to the principles of green building
 - Improve the appearance (street presence) of the property
- Improve marketability of the property

Vicinity Hiring:

As of June 2010, both proposed target areas suffered from unemployment rates of 10 percent or greater. The West region target area is home to a significant number of working class households who were among the hardest hit during the recent economic downturn as it relates to both unemployment and underemployment. Many individuals in this target area were employed in the construction and industrial trades which experienced particularly significant job loss. Within the South region target area, a significant proportion of the workforce is engaged in healthcare, social and public administration. To the maximum extent feasible, Cook County will work collaboratively with the local jurisdictions and project developers to market opportunities for the hiring of employees that reside in the vicinity of NSP3 -funded projects or contract with small businesses that are owned and operated by persons residing in the vicinity of NSP3 projects. These opportunities may be construction or professional service related.

Procedures for Preferences for Affordable Rental Dev.:

The jurisdiction certifies that it will be abide by the procedures described in its NSP3 Abbreviated Plan to create preferences for the development of affordable rental housing for properties assisted with NSP3 funds.

Grantee Contact Information:

Jane Hornstein (Deputy Director) Jane.Hornstein@cookcountyil.gov, 312-603-1000
 Bureau of Community Development
 69 W Washington
 Suite 2900
 Chicago, IL 60602

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$7,776,324.00
Total Budget	(\$1,225,491.48)	\$7,776,324.00
Total Obligated	\$6,550,832.52	\$6,550,832.52
Total Funds Drawdown	\$484,206.53	\$484,206.53
Program Funds Drawdown	\$484,206.53	\$484,206.53



Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$484,206.53	\$484,206.53
Match Contributed	\$0.00	\$0.00

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$1,166,448.60	\$0.00
Limit on Admin/Planning	\$777,632.40	\$0.00
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Activity Type	Target	Actual
Administration	\$777,632.40	\$777,632.00

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$1,944,081.00	\$1,350,496.00

Overall Progress Narrative:

The County has identified two areas of concentration - Chicago Heights and Maywood for the purposes of multifamily rental. 28 units has been acquired with 13 units currently under construction. 2 housing units are complete in the city of Chicago Heights.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
N11, Acquisition/Rehabilitation	\$484,206.53	\$6,998,692.00	\$484,206.53
N11 Administration, Administration	\$0.00	\$777,632.00	\$0.00



Activities

Project # / Title: N11 / Acquisition/Rehabilitation

Grantee Activity Number: N11-01-B

Activity Title: Chicago Heights/Hispanic Housing

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

N11

Projected Start Date:

03/01/2011

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition/Rehabilitation

Projected End Date:

02/28/2014

Completed Activity Actual End Date:

Responsible Organization:

Hispanic Housing Development Corporation

Overall

Total Projected Budget from All Sources

Jul 1 thru Sep 30, 2012

N/A

To Date

\$2,025,744.00

Total Budget

\$0.00

\$2,025,744.00

Total Obligated

\$2,025,744.00

\$2,025,744.00

Total Funds Drawdown

\$459,527.59

\$459,527.59

Program Funds Drawdown

\$459,527.59

\$459,527.59

Program Income Drawdown

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$459,527.59

\$459,527.59

Hispanic Housing Development Corporation

\$459,527.59

\$459,527.59

Match Contributed

\$0.00

\$0.00

Activity Description:

Acquisition and rehabilitation of 13 housing units that have been abandoned or foreclosed upon will be used for rental to qualified households whose income is between 51 and 120% of area median income.

Location Description:

- 820 Peoria Chicago Heights, IL.
- 1038 Ashland Chicago Heights, IL.
- 910 Luther Chicago Heights, IL.
- 1133 Grant Chicago Heights, IL.
- 120 S. Floyd Chicago Heights, IL.
- 1301 Franklin Chicago Heights, IL.
- 74 Terry Chicago Heights, IL.
- 190 W. Raye Dr. Chicago Heights, IL.



- 1111 Schilling Chicago Heights, IL.
- 20 W. 15th St. Chicago Heights, IL.
- 456 Gail Lane Chicago Heights, IL.
- 628 Emerald Chicago Heights, IL.

Activity Progress Narrative:

Hispanic Housing Development Corp has acquired all 13 units. Construction is underway for 7 of the units and nearly at 50% completion. The remaining 6 units are being cost certified for the Notices to Proceed to be issued.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/13

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/13
# of Singlefamily Units	0	0/13

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	



Grantee Activity Number:	N11-01-B-25%
Activity Title:	Chicago Heights-West/Hispanic Housing

Activity Category:
Rehabilitation/reconstruction of residential structures

Activity Status:
Under Way

Project Number:
N11

Project Title:
Acquisition/Rehabilitation

Projected Start Date:
03/01/2011

Projected End Date:
02/28/2014

Benefit Type:
Direct (HouseHold)

Completed Activity Actual End Date:

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

Responsible Organization:
Hispanic Housing Development Corporation

Overall	Jul 1 thru Sep 30, 2012	To Date
Total Projected Budget from All Sources	N/A	\$1,350,496.00
Total Budget	\$0.00	\$1,350,496.00
Total Obligated	\$1,350,496.00	\$1,350,496.00
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	\$0.00
Hispanic Housing Development Corporation	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Acquisition and rehabilitation of 9 housing units that have been abandoned or foreclosed upon for rental to qualified households whose income is 50% or less of area median income.

Location Description:

- 1645 Hilltop Chicago Heights, IL.
- 22 E. 24th St. Chicago Heights, IL.
- 1521 Schilling Chicago Heights, IL.
- 335 E. 24th St. Chicago Heights, IL.
- 492 W. 17th St. Chicago Heights, IL.
- 278 W. 16th St. Chicago Heights, IL.
- 635 W. 15th St. Chicago Heights, IL.
- 1606 Euclid Chicago Heights, IL.
- 1238 Park Ave. Chicago Heights, IL.

Activity Progress Narrative:

9 units has been acquired with 2 currently under construction. The remaining 7 units are being cost certified.



Accomplishments Performance Measures

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Properties	0	0/9

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Housing Units	0	0/10
# of Singlefamily Units	0	0/10

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	0/10	0
# Renter Households	0	0	0	0/0	0/0	0/10	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	



Grantee Activity Number: N11-02-B
Activity Title: Maywood/ Alexander

Activity Category:
 Rehabilitation/reconstruction of residential structures

Activity Status:
 Under Way

Project Number:
 N11

Project Title:
 Acquisition/Rehabilitation

Projected Start Date:
 10/31/2011

Projected End Date:
 03/01/2014

Benefit Type:
 Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:
 NSP Only - LMMI

Responsible Organization:
 Cook County Dept. of Planning & Dev.

Overall	Jul 1 thru Sep 30, 2012	To Date
Total Projected Budget from All Sources	N/A	\$550,000.00
Total Budget	\$0.00	\$550,000.00
Total Obligated	\$0.00	\$0.00
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	\$0.00
Cook County Dept. of Planning & Dev.	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

6 units will be rehabbed for rental to qualified households.

Location Description:

- 1007 S. 4th Ave. Maywood, IL

Activity Progress Narrative:

Scope and budget has been reviewed. Acquisition of the 6 unit building is scheduled for early December 2012.

Accomplishments Performance Measures

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



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

Beneficiaries Performance Measures

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



Grantee Activity Number:	N11-03-B
Activity Title:	Maywood/ K Young Development

Activity Category:

Acquisition - general

Project Number:

N11

Projected Start Date:

03/01/2011

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition/Rehabilitation

Projected End Date:

02/28/2014

Completed Activity Actual End Date:

Responsible Organization:

Karry L Young Development LLC

Overall	Jul 1 thru Sep 30, 2012	To Date
Total Projected Budget from All Sources	N/A	\$638,171.97
Total Budget	(\$442,041.00)	\$638,171.97
Total Obligated	\$530,000.00	\$530,000.00
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	\$0.00
KLY Development LLC	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Acquisition of 18 housing units that have been abandoned and foreclosed upon for ultimate rental to qualified households whose income 50% or less of area median income. The renovation of the 18 units will be completed with HOME funds.

Location Description:

- 1010 Greenwood Maywood, IL.

Activity Progress Narrative:

18 unit building has been identified. Budget and specifications are under review.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/18



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/18
# of Multifamily Units	0	0/18

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	



Grantee Activity Number: N11-04-B
Activity Title: Chicago Heights-Mecca

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

N11

Projected Start Date:

03/01/2011

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition/Rehabilitation

Projected End Date:

02/28/2014

Completed Activity Actual End Date:

Responsible Organization:

Mecca Companies Inc.

Overall

	Jul 1 thru Sep 30, 2012	To Date
Total Projected Budget from All Sources	N/A	\$1,866,960.52
Total Budget	(\$783,450.48)	\$1,866,960.52
Total Obligated	\$1,866,960.52	\$1,866,960.52
Total Funds Drawdown	\$24,678.94	\$24,678.94
Program Funds Drawdown	\$24,678.94	\$24,678.94
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$24,678.94	\$24,678.94
Mecca Companies Inc.	\$24,678.94	\$24,678.94
Match Contributed	\$0.00	\$0.00

Activity Description:

Acquisition and reahabilitation of 6 housing units that have been abandoned or foreclosed upon for ultimate resale to qualified households whose income is between 51 and 120% of area median income.

Location Description:

- 140 E. 16th Chicago Heights, IL.
- 150 E. 16th Chicago Heights, IL.
- 152 E. 16th Chicago Heights, IL.
- 1603 Center St. Chicago Heights, IL.
- 1607 Center St. Chicago Heights, IL.
- 1611 Center St. Chicago Heights, IL.

Activity Progress Narrative:

150 E. 16th and 152 E. 16th are complete and ready for sale. The remaining 4 properties are still under construction with 50% complete.



Accomplishments Performance Measures

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Properties	0	0/6

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

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

Grantee Activity Number:	N11-05-B
Activity Title:	Maywood/PLCCA

Activity Category:

Acquisition - general

Project Number:

N11

Projected Start Date:

10/31/2011

Benefit Type:

()

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition/Rehabilitation

Projected End Date:

03/01/2014

Completed Activity Actual End Date:

Responsible Organization:

Proviso Leyden Council for Community Action Inc.

Overall	Jul 1 thru Sep 30, 2012	To Date
Total Projected Budget from All Sources	N/A	\$567,319.51
Total Budget	\$0.00	\$567,319.51
Total Obligated	\$0.00	\$0.00
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	\$0.00
Proviso Leyden Council for Community Action Inc.	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Acquisition of 22 units to be rehabbed using HOME Funds for rental to qualified households whose income is 50% or less of area median income.

Location Description:

- 1830-1898 S. 5th Ave. Maywood, IL

Activity Progress Narrative:

22 unit building has been identified. Acquisition is scheduled for late December 2012.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/22



	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		0/22	
# of Multifamily Units	0		0/22	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Permanent Jobs Created	0	0	0	0/0	0/0	0/1	0

Activity Locations

Address	City	County	State	Zip	Status / Accept
---------	------	--------	-------	-----	-----------------

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: N11 Administration / Administration

Grantee Activity Number: N11 Program Administration

Activity Title: N11-7-F

Activity Category:

Administration

Project Number:

N11 Administration

Projected Start Date:

03/01/2011

Benefit Type:

()

National Objective:

N/A

Activity Status:

Under Way

Project Title:

Administration

Projected End Date:

02/28/2014

Completed Activity Actual End Date:

Responsible Organization:

Cook County Dept. of Planning & Dev.

Overall

Jul 1 thru Sep 30, 2012

To Date



Total Projected Budget from All Sources	N/A	\$777,632.00
Total Budget	\$0.00	\$777,632.00
Total Obligated	\$777,632.00	\$777,632.00
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	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

This activity includes support if customary and reasonable eligible program administration costs associated with the aforementioned program activities. These costs include relevant program staffing related to program administration and management including legal, financial and construction administration activities. Costs related to the preparation of this Substantial Amendment will also be charged to administration. All activity delivery costs such as appraisals, title searches and title insurance, environmental assessments, inspections, development fees, engineering studies and mitigation, market analysis, credit underwriting reports, and associated permits, will be charged to each individual project.

Location Description:

N/A

Activity Progress Narrative:

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





Grantee: Cook County, IL

Grant: B-11-UN-17-0001

October 1, 2012 thru December 31, 2012 Performance



Grant Number:

B-11-UN-17-0001

Obligation Date:**Award Date:****Grantee Name:**

Cook County, IL

Contract End Date:

03/14/2014

Review by HUD:

Reviewed and Approved

Grant Award Amount:

\$7,776,324.00

Grant Status:

Active

QPR Contact:

Lesa Carey

LOCCS Authorized Amount:

\$7,776,324.00

Estimated PI/RL Funds:**Total Budget:**

\$7,776,324.00

Disasters:

Declaration Number

NSP

Narratives

Summary of Distribution and Uses of NSP Funds:

Cook County determined the potential areas of greatest need for targeting of NSP3 funds through a comprehensive review of HUD data estimates of foreclosures needs and foreclosure-related needs scores at the census tract level for the 131 suburban municipalities. The 37 municipalities separated by geographic region, with a minimum foreclosure needs score of 17 are indicated in the Eligible Target Areas Table in the Appendix. Given limited funding and resources under NSP3, Cook County has further defined its target areas to focus efforts in communities that face an increased incidence of foreclosures as well as ongoing economic instability. Towards this end, Cook County will be prioritizing NSP 3 assistance to community areas with a minimum foreclosure needs score of 19 or 20 that have previously benefitted from specifically designated significant assistance under NSP1. Chicago Heights and Maywood are the two communities where NSP1 was heavily focused and the County felt those two cities could make a larger impact. Both communities have multifamily buildings that are abandoned, vacant or foreclosed.

How Fund Use Addresses Market Conditions:

The jurisdiction certifies that it will comply with the Dodd-Frank Wall Street Reform and Consumer Protection Act and Title XII of Division A of the American Recovery and Reinvestment Act of 2009 by spending 50 percent of its grant funds within 2 years, and spending 100 percent within 3 years, of receipt of the grant.

Ensuring Continued Affordability:

All NSP3-assisted housing units will be subject to the following minimum affordability restrictions. The affordability period is determined on the amount of NSP3 assistance on a per-unit basis. For the units that undergo reconstruction (replacement of an existing unit with a new, comparable unit), the affordability period will automatically be 20 years.

- Under \$15,000 = 5 Years
- \$15,000 - \$40,000 = 10 Years
- Over \$40,000 = 15 Years
- New Construction/Reconstruction = 20 Years

Cook County may elect to require longer affordability periods on a project by project basis subject to community need. Cook County will ensure these long term affordability restrictions through the use of a mortgage that will be recorded against the property title. If an owner who has been assisted through this program for the development of rental housing transfers title of the property before the affordability period expires, the deed restrictions related to income targeting, occupancy and property conditions will remain in full force and effect until the term of the affordability has expired.

If a homebuyer receives assistance through this program, such assistance provided by Cook County will be subject to recapture in the event that a transfer of title occurs sale of the property, or failure of the homebuyer to maintain the unit as their principal residence. The County will establish the actual amount of the assistance originally provided to the homebuyer to be recaptured (repayment based on the above detailed forgiveness schedule) based on the availability of net proceeds. Net proceeds are hereby defined as any amount remaining after the sale price minus any superior loan or lien repayment has been made and reasonable seller closing costs have been deducted. Throughout the affordability period, the County will monitor NSP-assisted rental units to ensure that the units are affordable and



that the property or properties continue to meet minimum housing quality standards. For NSP-assisted homebuyer units, the County will monitor to ensure that the assisted household occupies the property as their principal residence.

The following affordability period restrictions shall apply to each NSP homebuyer assisted-unit, except as otherwise pre-approved by COUNTY in writing:

Amount of Grant or Loan
Affordability Period
Terms
Recapture Back to Cook County
Under \$15,000 per unit

Homebuyer: 5 years
Nothing is forgiven Years 1-5. 100% due back if homebuyer fails to maintain as principal residence, sells or transfers title within first 5 years
100% due; all is forgiven after year 5
\$15,000 to \$40,000 per unit
Homebuyer: 10 years

Nothing is forgiven Years 1-5. 100% due back if homebuyer fails to maintain as principal residence, sells or transfers title within first 5 years.
Partial forgiveness after year 5
100% due; year 1 to 5, beginning year 6, 20% of balance is forgiven per year, all is forgiven after year 10
\$40,000+ per unit
Homebuyer: 15 years
Nothing is forgiven

Ensuring Continued Affordability:

Years 1-10. 100% due back if homebuyer fails to maintain as principal residence, sells or transfers title within first 10 years. Partial forgiveness after year 10
100% due; year 1 to 10, beginning year 11, 20% of balance is forgiven per year, all is forgiven after year 15

Definition of Blighted Structure:

A blighted structure is any structure unfit for use, habitation, or dangerous to persons or other property. In addition, a structure is blighted when it exhibits objectively determinable signs of deterioration sufficient to constitute a threat to human health, safety, and public welfare. This includes structures showing evidence of physical decay or neglect, excessive use, or lack of maintenance. Characteristics may also include any nuisance conditions including but not limited to:

Any Nuisance as defined by law, or

- (a) Any residential property that poses a public nuisance which may be detrimental to the health or safety of children whether in a building, on the premises of a building, or upon an unoccupied lot. This includes, but is not limited to: abandoned wells, shafts, basements, excavations, unclean swimming pools or spas, abandoned iceboxes, refrigerators, motor vehicles, and any structurally unsound fences or structures, lumber, trash, fences, or debris which may prove a hazard for inquisitive minors;
- (b) Unsanitary conditions or anything offensive to the senses or dangerous to health including, but not limited to, the emission of odors, sewage, human waste, liquids, gases, dust, smoke, vibration or noise, or whatever may render air, food, or drink detrimental to the health of human beings;
- (c) Physical conditions such as, but not limited to, old, dilapidated, abandoned: scrap or metal, paper, building materials and equipment, bottles, glass, appliances, furniture, rags, rubber, motor vehicles, and parts thereof; or
- (d) Physical conditions posing fire hazards,
- (e) Physical conditions posing a hazard such as but not limited to dead or damaged trees.

Definition of Affordable Rents:

For the purposes of NSP3, Cook County will utilize three definitions of Affordable rents to determine the maximum allowable rent for NSP-assisted units. These rent levels include utilities. If the tenant pays utilities, a utility allowance must be subtracted from the maximum allowable rent to determine the maximum contract rent. Utility allowances shall be calculated as they are currently calculated for Cook County HOME Program rental housing projects. Cook County will review and approve the rents charged on an annual basis. The rent limits shall be updated by HUD on an annual basis, and distributed by Cook County to all owners and property managers.

Low-Income (Set-aside): For NSP3-assisted units designated as set-aside units (those occupied by households earning less than 50% of the area median income), rents shall not exceed the limits established by the HOME Investment Partnerships Program for very low-income families (24 CFR Part 92.252(b)), otherwise known as low HOME rents.

Moderate-Income: For NSP3-assisted units occupied by households earning between 51 and 80% of the area median income, rents shall not exceed the maximum limits established by the HOME Investment Partnerships Program (24 CFR Part 92.252(a)), otherwise known as high HOME rents.

Middle-Income: For NSP3-assisted units occupied by households earning between 81 and 120% of the area median income, rents shall not exceed 110% of Fair Market Rents (FMR) for comparable units in the area as established by HUD under 24 CFR 888.111.

Housing Rehabilitation/New Construction Standards:

All rehabilitated properties shall, upon completion of the rehabilitation, comply with the minimum requirements of the International Property Maintenance Code, 2003 Edition, Chapters 2 through 8, or the corresponding chapters of the version of the Property Maintenance Code in force in the jurisdiction in which the property is located. Provisions of the Cook County housing rehabilitation standards shall supersede the Property Maintenance Code where more stringent, or protective, or in disallowance of work as ineligible. At no time shall a standard, specification or code be permitted that is less stringent than the



minimum property standard hereby adopted for Cook County NSP3.

- The International Property Maintenance Code, 2003 (IPMC)
- Applicable codes of the local jurisdiction (only if more prescriptive than the above referenced International maintenance or property codes)
- Manufacturer Standards and Installation Instructions
- Residential Construction Performance Guidelines for Professional Builders and Remodelers
- The Cook County Material and Workmanship Standards
- Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings
- Regulation on Lead-Based Paint Hazards in Federally-Owned Housing and Housing Receiving Federal Assistance, and the EPA Renovation, Repair and Painting Program Final Rule
- Residential Remodeling and Universal Design: Making Homes More Comfortable and Accessible
- Uniform Federal Accessibility Standards (UFAS)

Substandard dwellings that cannot be brought into compliance with the Cook County housing rehabilitation standards and applicable code requirements shall be deemed not suitable for rehabilitation and shall not be rehabilitated. If the cost of rehabilitation exceeds 50% of the appraised market value of the property, the property may be a candidate for demolition and reconstruction.

Reconstructed property shall be subject to property standards established by the Cook County NSP Program for new construction of residential units.

Each item of work conducted under Cook County NSP3 shall contribute to one or more of the following priorities, and items that do not contribute to one or more of the following priorities shall not be done. Conditions, the addressing of which contribute to achieving the following, shall be or should be considered to be substandard conditions, depending upon their seriousness and status of compliance with the applicable codes, standards and guidelines.

PRIORITIES:

- Meet all applicable code requirements
- Protect health and safety of occupants and make the unit a Heal

Housing Rehabilitation/New Construction Standards:

thy Home

- Control or eliminate lead hazards
- Improve or maintain affordability
- Improve comfort, livability, basic privacy and accessibility
- Protect and extend the life expectancy of the dwelling
- Provide critical storage, work or living space
- Adhere to the principles of green building
- Improve the appearance (street presence) of the property

Improve marketability of the property

Vicinity Hiring:

As of June 2010, both proposed target areas suffered from unemployment rates of 10 percent or greater. The West region target area is home to a significant number of working class households who were among the hardest hit during the recent economic downturn as it relates to both unemployment and underemployment. Many individuals in this target area were employed in the construction and industrial trades which experienced particularly significant job loss. Within the South region target area, a significant proportion of the workforce is engaged in healthcare, social and public administration. To the maximum extent feasible, Cook County will work collaboratively with the local jurisdictions and project developers to market opportunities for the hiring of employees that reside in the vicinity of NSP3 -funded projects or contract with small businesses that are owned and operated by persons residing in the vicinity of NSP3 projects. These opportunities may be construction or professional service related.

Procedures for Preferences for Affordable Rental Dev.:

The jurisdiction certifies that it will be abide by the procedures described in its NSP3 Abbreviated Plan to create preferences for the development of affordable rental housing for properties assisted with NSP3 funds.

Grantee Contact Information:

Jane Hornstein (Deputy Director)Jane.Hornstein@cookcountyil.gov, 312-603-1000
Bureau of Community Development
69 W Washington
Suite 2900
Chicago, IL 60602

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$7,776,324.00
Total Budget	\$2,003,123.48	\$7,776,324.00
Total Obligated	\$520,000.00	\$7,070,832.52
Total Funds Drawdown	\$1,226,611.19	\$1,710,817.72
Program Funds Drawdown	\$1,226,611.19	\$1,710,817.72



Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$3,497,216.33	\$3,981,422.86
Match Contributed	\$0.00	\$0.00

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$1,166,448.60	\$0.00
Limit on Admin/Planning	\$777,632.40	\$19,489.62
Limit on State Admin	\$0.00	\$19,489.62

Progress Toward Activity Type Targets

Activity Type	Target	Actual
Administration	\$777,632.40	\$777,632.00

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$1,944,081.00	\$1,350,496.00

Overall Progress Narrative:

The County has identified two areas of concentration - Chicago Heights and Maywood for the purposes of multifamily rental. 28 units have been acquired with 13 units currently under construction. 6 housing units are complete in the City of Chicago Heights.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
N11, Acquisition/Rehabilitation	\$1,207,121.57	\$6,998,692.00	\$1,691,328.10
N11 Administration, Administration	\$19,489.62	\$777,632.00	\$19,489.62



Activities

Project # / Title: N11 / Acquisition/Rehabilitation

Grantee Activity Number: N11-01-B

Activity Title: Chicago Heights/Hispanic Housing

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

N11

Projected Start Date:

03/01/2011

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition/Rehabilitation

Projected End Date:

02/28/2014

Completed Activity Actual End Date:

Responsible Organization:

Hispanic Housing Development Corporation

Overall

Total Projected Budget from All Sources

Oct 1 thru Dec 31, 2012

N/A

To Date

\$2,025,744.00

Total Budget

\$0.00

\$2,025,744.00

Total Obligated

\$0.00

\$2,025,744.00

Total Funds Drawdown

\$577,560.18

\$1,037,087.77

Program Funds Drawdown

\$577,560.18

\$1,037,087.77

Program Income Drawdown

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$1,264,279.27

\$1,723,806.86

Hispanic Housing Development Corporation

\$1,264,279.27

\$1,723,806.86

Match Contributed

\$0.00

\$0.00

Activity Description:

Acquisition and rehabilitation of 13 housing units that have been abandoned or foreclosed upon will be used for rental to qualified households whose income is between 51 and 120% of area median income.

Location Description:

- 820 Peoria Chicago Heights, IL.
- 1038 Ashland Chicago Heights, IL.
- 910 Luther Chicago Heights, IL.
- 1133 Grant Chicago Heights, IL.
- 120 S. Floyd Chicago Heights, IL.
- 1301 Franklin Chicago Heights, IL.
- 74 Terry Chicago Heights, IL.
- 190 W. Raye Dr. Chicago Heights, IL.



- 1111 Schilling Chicago Heights, IL.
- 20 W. 15th St. Chicago Heights, IL.
- 456 Gail Lane Chicago Heights, IL.
- 628 Emerald Chicago Heights, IL.

Activity Progress Narrative:

All 22 units have been acquired and construction has begun on the first 5 units.

Accomplishments Performance Measures

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Properties	0	0/13

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Housing Units	0	0/13
# of Singlefamily Units	0	0/13

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	



Grantee Activity Number:	N11-01-B-25%
Activity Title:	Chicago Heights-West/Hispanic Housing

Activity Category:
Rehabilitation/reconstruction of residential structures

Activity Status:
Under Way

Project Number:
N11

Project Title:
Acquisition/Rehabilitation

Projected Start Date:
03/01/2011

Projected End Date:
02/28/2014

Benefit Type:
Direct (HouseHold)

Completed Activity Actual End Date:

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

Responsible Organization:
Hispanic Housing Development Corporation

Overall	Oct 1 thru Dec 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$1,350,496.00
Total Budget	\$0.00	\$1,350,496.00
Total Obligated	\$0.00	\$1,350,496.00
Total Funds Drawdown	\$262,485.13	\$262,485.13
Program Funds Drawdown	\$262,485.13	\$262,485.13
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$290,097.90	\$290,097.90
Hispanic Housing Development Corporation	\$290,097.90	\$290,097.90
Match Contributed	\$0.00	\$0.00

Activity Description:

Acquisition and rehabilitation of 9 housing units that have been abandoned or foreclosed upon for rental to qualified households whose income is 50% or less of area median income.

Location Description:

- 1645 Hilltop Chicago Heights, IL.
- 22 E. 24th St. Chicago Heights, IL.
- 1521 Schilling Chicago Heights, IL.
- 335 E. 24th St. Chicago Heights, IL.
- 492 W. 17th St. Chicago Heights, IL.
- 278 W. 16th St. Chicago Heights, IL.
- 635 W. 15th St. Chicago Heights, IL.
- 1606 Euclid Chicago Heights, IL.
- 1238 Park Ave. Chicago Heights, IL.

Activity Progress Narrative:

Refer to N11-01-B for progress narrative.



Accomplishments Performance Measures

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Properties	0	0/9

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Housing Units	0	0/10
# of Singlefamily Units	0	0/10

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	0/10	0
# Renter Households	0	0	0	0/0	0/0	0/10	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	



Grantee Activity Number: N11-02-B
Activity Title: Maywood/ Alexander

Activity Category:
 Rehabilitation/reconstruction of residential structures
Project Number:
 N11
Projected Start Date:
 10/31/2011
Benefit Type:
 Direct (HouseHold)
National Objective:
 NSP Only - LMMI

Activity Status:
 Under Way
Project Title:
 Acquisition/Rehabilitation
Projected End Date:
 03/01/2014
Completed Activity Actual End Date:

Responsible Organization:
 Cook County Dept. of Planning & Dev.

Overall	Oct 1 thru Dec 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$550,000.00
Total Budget	\$550,000.00	\$550,000.00
Total Obligated	\$550,000.00	\$550,000.00
Total Funds Drawdown	\$2,125.00	\$2,125.00
Program Funds Drawdown	\$2,125.00	\$2,125.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$2,125.00	\$2,125.00
Cook County Dept. of Planning & Dev.	\$2,125.00	\$2,125.00
Match Contributed	\$0.00	\$0.00

Activity Description:
 6 units will be rehabbed for rental to qualified households.

Location Description:

- 1007 S. 4th Ave. Maywood, IL

Activity Progress Narrative:
 Negotiating loan terms of a 6 unit building.

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	0/6
# of Multifamily Units	0	0/6

Beneficiaries Performance Measures

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



Grantee Activity Number:	N11-03-B
Activity Title:	Maywood/ K Young Development

Activity Category:

Acquisition - general

Project Number:

N11

Projected Start Date:

03/01/2011

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition/Rehabilitation

Projected End Date:

02/28/2014

Completed Activity Actual End Date:

Responsible Organization:

Karry L Young Development LLC

Overall	Oct 1 thru Dec 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$638,171.97
Total Budget	(\$30,000.00)	\$638,171.97
Total Obligated	(\$30,000.00)	\$500,000.00
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	\$281,101.57	\$281,101.57
KLY Development LLC	\$281,101.57	\$281,101.57
Match Contributed	\$0.00	\$0.00

Activity Description:

Acquisition of 18 housing units that have been abandoned and foreclosed upon for ultimate rental to qualified households whose income 50% or less of area median income. The renovation of the 18 units will be completed with HOME funds.

Location Description:

- 1010 Greenwood Maywood, IL.

Activity Progress Narrative:

Building acquired. Working on construction scope.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/18



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/18
# of Multifamily Units	0	0/18

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	



Grantee Activity Number: N11-04-B
Activity Title: Chicago Heights-Mecca

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

N11

Projected Start Date:

03/01/2011

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition/Rehabilitation

Projected End Date:

02/28/2014

Completed Activity Actual End Date:

Responsible Organization:

Mecca Companies Inc.

Overall	Oct 1 thru Dec 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$1,866,960.52
Total Budget	\$0.00	\$1,866,960.52
Total Obligated	\$0.00	\$1,866,960.52
Total Funds Drawdown	\$364,951.26	\$389,630.20
Program Funds Drawdown	\$364,951.26	\$389,630.20
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$1,639,622.97	\$1,664,301.91
Mecca Companies Inc.	\$1,639,622.97	\$1,664,301.91
Match Contributed	\$0.00	\$0.00

Activity Description:

Acquisition and reahabilitation of 6 housing units that have been abandoned or foreclosed upon for ultimate resale to qualified households whose income is between 51 and 120% of area median income.

Location Description:

- 140 E. 16th Chicago Heights, IL.
- 150 E. 16th Chicago Heights, IL.
- 152 E. 16th Chicago Heights, IL.
- 1603 Center St. Chicago Heights, IL.
- 1607 Center St. Chicago Heights, IL.
- 1611 Center St. Chicago Heights, IL.

Activity Progress Narrative:

All six properties are complete and listed for sale.



Accomplishments Performance Measures

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Properties	0	0/6

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

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

Grantee Activity Number:	N11-05-B
Activity Title:	Maywood/PLCCA

Activity Category:

Acquisition - general

Project Number:

N11

Projected Start Date:

10/31/2011

Benefit Type:

()

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition/Rehabilitation

Projected End Date:

03/01/2014

Completed Activity Actual End Date:

Responsible Organization:

Proviso Leyden Council for Community Action Inc.

Overall	Oct 1 thru Dec 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$567,319.51
Total Budget	\$705,491.48	\$567,319.51
Total Obligated	\$0.00	\$0.00
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	\$0.00
Proviso Leyden Council for Community Action Inc.	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Acquisition of 22 units to be rehabbed using HOME Funds for rental to qualified households whose income is 50% or less of area median income.

Location Description:

- 1830-1898 S. 5th Ave. Maywood, IL

Activity Progress Narrative:

Negotiating deal structure.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/22



	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		0/22	
# of Multifamily Units	0		0/22	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Permanent Jobs Created	0	0	0	0/0	0/0	0/1	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	

Project # / Title: N11 Administration / Administration

Grantee Activity Number: N11 Program Administration

Activity Title: N11-7-F

Activity Category:

Administration

Project Number:

N11 Administration

Projected Start Date:

03/01/2011

Benefit Type:

()

National Objective:

N/A

Activity Status:

Under Way

Project Title:

Administration

Projected End Date:

02/28/2014

Completed Activity Actual End Date:

Responsible Organization:

Cook County Dept. of Planning & Dev.

Overall

Oct 1 thru Dec 31, 2012

To Date



Total Projected Budget from All Sources	N/A	\$777,632.00
Total Budget	\$777,632.00	\$777,632.00
Total Obligated	\$0.00	\$777,632.00
Total Funds Drawdown	\$19,489.62	\$19,489.62
Program Funds Drawdown	\$19,489.62	\$19,489.62
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$19,989.62	\$19,989.62
Cook County Dept. of Planning & Dev.	\$19,989.62	\$19,989.62
Match Contributed	\$0.00	\$0.00

Activity Description:

This activity includes support if customary and reasonable eligible program administration costs associated with the aforementioned program activities. These costs include relevant program staffing related to program administration and management including legal, financial and construction administration activities. Costs related to the preparation of this Substantial Amendment will also be charged to administration. All activity delivery costs such as appraisals, title searches and title insurance, environmental assessments, inspections, development fees, engineering studies and mitigation, market analysis, credit underwriting reports, and associated permits, will be charged to each individual project.

Location Description:

N/A

Activity Progress Narrative:

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





Grantee: Cook County, IL

Grant: B-11-UN-17-0001

January 1, 2013 thru March 31, 2013 Performance Report



Grant Number:

B-11-UN-17-0001

Obligation Date:**Award Date:****Grantee Name:**

Cook County, IL

Contract End Date:

03/14/2014

Review by HUD:

Reviewed and Approved

Grant Award Amount:

\$7,776,324.00

Grant Status:

Active

QPR Contact:

Lesa Carey

LOCCS Authorized Amount:

\$7,776,324.00

Estimated PI/RL Funds:**Total Budget:**

\$7,776,324.00

Disasters:

Declaration Number

NSP

Narratives

Summary of Distribution and Uses of NSP Funds:

Cook County determined the potential areas of greatest need for targeting of NSP3 funds through a comprehensive review of HUD data estimates of foreclosures needs and foreclosure-related needs scores at the census tract level for the 131 suburban municipalities. The 37 municipalities separated by geographic region, with a minimum foreclosure needs score of 17 are indicated in the Eligible Target Areas Table in the Appendix. Given limited funding and resources under NSP3, Cook County has further defined its target areas to focus efforts in communities that face an increased incidence of foreclosures as well as ongoing economic instability. Towards this end, Cook County will be prioritizing NSP 3 assistance to community areas with a minimum foreclosure needs score of 19 or 20 that have previously benefitted from specifically designated significant assistance under NSP1. Chicago Heights and Maywood are the two communities where NSP1 was heavily focused and the County felt those two cities could make a larger impact. Both communities have multifamily buildings that are abandoned, vacant or foreclosed.

How Fund Use Addresses Market Conditions:

The jurisdiction certifies that it will comply with the Dodd-Frank Wall Street Reform and Consumer Protection Act and Title XII of Division A of the American Recovery and Reinvestment Act of 2009 by spending 50 percent of its grant funds within 2 years, and spending 100 percent within 3 years, of receipt of the grant.

Ensuring Continued Affordability:

All NSP3-assisted housing units will be subject to the following minimum affordability restrictions. The affordability period is determined on the amount of NSP3 assistance on a per-unit basis. For the units that undergo reconstruction (replacement of an existing unit with a new, comparable unit), the affordability period will automatically be 20 years.

- Under \$15,000 = 5 Years
- \$15,000 - \$40,000 = 10 Years
- Over \$40,000 = 15 Years
- New Construction/Reconstruction = 20 Years

Cook County may elect to require longer affordability periods on a project by project basis subject to community need. Cook County will ensure these long term affordability restrictions through the use of a mortgage that will be recorded against the property title. If an owner who has been assisted through this program for the development of rental housing transfers title of the property before the affordability period expires, the deed restrictions related to income targeting, occupancy and property conditions will remain in full force and effect until the term of the affordability has expired.

If a homebuyer receives assistance through this program, such assistance provided by Cook County will be subject to recapture in the event that a transfer of title occurs sale of the property, or failure of the homebuyer to maintain the unit as their principal residence. The County will establish the actual amount of the assistance originally provided to the homebuyer to be recaptured (repayment based on the above detailed forgiveness schedule) based on the availability of net proceeds. Net proceeds are hereby defined as any amount remaining after the sale price minus any superior loan or lien repayment has been made and reasonable seller closing costs have been deducted. Throughout the affordability period, the County will monitor NSP-assisted rental units to ensure that the units are affordable and



that the property or properties continue to meet minimum housing quality standards. For NSP-assisted homebuyer units, the County will monitor to ensure that the assisted household occupies the property as their principal residence.

The following affordability period restrictions shall apply to each NSP homebuyer assisted-unit, except as otherwise pre-approved by COUNTY in writing:

Amount of Grant or Loan
Affordability Period
Terms
Recapture Back to Cook County
Under \$15,000 per unit

Homebuyer: 5 years
Nothing is forgiven Years 1-5. 100% due back if homebuyer fails to maintain as principal residence, sells or transfers title within first 5 years
100% due; all is forgiven after year 5
\$15,000 to \$40,000 per unit
Homebuyer: 10 years

Nothing is forgiven Years 1-5. 100% due back if homebuyer fails to maintain as principal residence, sells or transfers title within first 5 years.
Partial forgiveness after year 5
100% due; year 1 to 5, beginning year 6, 20% of balance is forgiven per year, all is forgiven after year 10
\$40,000+ per unit
Homebuyer: 15 years
Nothing is forgiven

Ensuring Continued Affordability:

Years 1-10. 100% due back if homebuyer fails to maintain as principal residence, sells or transfers title within first 10 years. Partial forgiveness after year 10
100% due; year 1 to 10, beginning year 11, 20% of balance is forgiven per year, all is forgiven after year 15

Definition of Blighted Structure:

A blighted structure is any structure unfit for use, habitation, or dangerous to persons or other property. In addition, a structure is blighted when it exhibits objectively determinable signs of deterioration sufficient to constitute a threat to human health, safety, and public welfare. This includes structures showing evidence of physical decay or neglect, excessive use, or lack of maintenance. Characteristics may also include any nuisance conditions including but not limited to:

Any Nuisance as defined by law, or

- (a) Any residential property that poses a public nuisance which may be detrimental to the health or safety of children whether in a building, on the premises of a building, or upon an unoccupied lot. This includes, but is not limited to: abandoned wells, shafts, basements, excavations, unclean swimming pools or spas, abandoned iceboxes, refrigerators, motor vehicles, and any structurally unsound fences or structures, lumber, trash, fences, or debris which may prove a hazard for inquisitive minors;
- (b) Unsanitary conditions or anything offensive to the senses or dangerous to health including, but not limited to, the emission of odors, sewage, human waste, liquids, gases, dust, smoke, vibration or noise, or whatever may render air, food, or drink detrimental to the health of human beings;
- (c) Physical conditions such as, but not limited to, old, dilapidated, abandoned: scrap or metal, paper, building materials and equipment, bottles, glass, appliances, furniture, rags, rubber, motor vehicles, and parts thereof; or
- (d) Physical conditions posing fire hazards,
- (e) Physical conditions posing a hazard such as but not limited to dead or damaged trees.

Definition of Affordable Rents:

For the purposes of NSP3, Cook County will utilize three definitions of Affordable rents to determine the maximum allowable rent for NSP-assisted units. These rent levels include utilities. If the tenant pays utilities, a utility allowance must be subtracted from the maximum allowable rent to determine the maximum contract rent. Utility allowances shall be calculated as they are currently calculated for Cook County HOME Program rental housing projects. Cook County will review and approve the rents charged on an annual basis. The rent limits shall be updated by HUD on an annual basis, and distributed by Cook County to all owners and property managers.

Low-Income (Set-aside): For NSP3-assisted units designated as set-aside units (those occupied by households earning less than 50% of the area median income), rents shall not exceed the limits established by the HOME Investment Partnerships Program for very low-income families (24 CFR Part 92.252(b)), otherwise known as low HOME rents.

Moderate-Income: For NSP3-assisted units occupied by households earning between 51 and 80% of the area median income, rents shall not exceed the maximum limits established by the HOME Investment Partnerships Program (24 CFR Part 92.252(a)), otherwise known as high HOME rents.

Middle-Income: For NSP3-assisted units occupied by households earning between 81 and 120% of the area median income, rents shall not exceed 110% of Fair Market Rents (FMR) for comparable units in the area as established by HUD under 24 CFR 888.111.

Housing Rehabilitation/New Construction Standards:

All rehabilitated properties shall, upon completion of the rehabilitation, comply with the minimum requirements of the International Property Maintenance Code, 2003 Edition, Chapters 2 through 8, or the corresponding chapters of the version of the Property Maintenance Code in force in the jurisdiction in which the property is located. Provisions of the Cook County housing rehabilitation standards shall supersede the Property Maintenance Code where more stringent, or protective, or in disallowance of work as ineligible. At no time shall a standard, specification or code be permitted that is less stringent than the



minimum property standard hereby adopted for Cook County NSP3.

- The International Property Maintenance Code, 2003 (IPMC)
- Applicable codes of the local jurisdiction (only if more prescriptive than the above referenced International maintenance or property codes)
- Manufacturer Standards and Installation Instructions
- Residential Construction Performance Guidelines for Professional Builders and Remodelers
- The Cook County Material and Workmanship Standards
- Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings
- Regulation on Lead-Based Paint Hazards in Federally-Owned Housing and Housing Receiving Federal Assistance, and the EPA Renovation, Repair and Painting Program Final Rule
- Residential Remodeling and Universal Design: Making Homes More Comfortable and Accessible
- Uniform Federal Accessibility Standards (UFAS)

Substandard dwellings that cannot be brought into compliance with the Cook County housing rehabilitation standards and applicable code requirements shall be deemed not suitable for rehabilitation and shall not be rehabilitated. If the cost of rehabilitation exceeds 50% of the appraised market value of the property, the property may be a candidate for demolition and reconstruction.

Reconstructed property shall be subject to property standards established by the Cook County NSP Program for new construction of residential units.

Each item of work conducted under Cook County NSP3 shall contribute to one or more of the following priorities, and items that do not contribute to one or more of the following priorities shall not be done. Conditions, the addressing of which contribute to achieving the following, shall be or should be considered to be substandard conditions, depending upon their seriousness and status of compliance with the applicable codes, standards and guidelines.

PRIORITIES:

- Meet all applicable code requirements
- Protect health and safety of occupants and make the unit a Heal

Housing Rehabilitation/New Construction Standards:

thy Home

- Control or eliminate lead hazards
 - Improve or maintain affordability
 - Improve comfort, livability, basic privacy and accessibility
 - Protect and extend the life expectancy of the dwelling
 - Provide critical storage, work or living space
 - Adhere to the principles of green building
 - Improve the appearance (street presence) of the property
- Improve marketability of the property

Vicinity Hiring:

As of June 2010, both proposed target areas suffered from unemployment rates of 10 percent or greater. The West region target area is home to a significant number of working class households who were among the hardest hit during the recent economic downturn as it relates to both unemployment and underemployment. Many individuals in this target area were employed in the construction and industrial trades which experienced particularly significant job loss. Within the South region target area, a significant proportion of the workforce is engaged in healthcare, social and public administration. To the maximum extent feasible, Cook County will work collaboratively with the local jurisdictions and project developers to market opportunities for the hiring of employees that reside in the vicinity of NSP3 -funded projects or contract with small businesses that are owned and operated by persons residing in the vicinity of NSP3 projects. These opportunities may be construction or professional service related.

Procedures for Preferences for Affordable Rental Dev.:

The jurisdiction certifies that it will be abide by the procedures described in its NSP3 Abbreviated Plan to create preferences for the development of affordable rental housing for properties assisted with NSP3 funds.

Grantee Contact Information:

Jane Hornstein (Deputy Director)Jane.Hornstein@cookcountyil.gov, 312-603-1000
Bureau of Community Development
69 W Washington
Suite 2900
Chicago, IL 60602

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$7,776,324.00
Total Budget	\$0.00	\$7,776,324.00
Total Obligated	\$705,491.48	\$7,776,324.00
Total Funds Drawdown	\$2,080,773.17	\$3,791,590.89
Program Funds Drawdown	\$2,080,773.17	\$3,791,590.89



Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$3,981,422.86
Match Contributed	\$0.00	\$0.00

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$1,166,448.60	\$0.00
Limit on Admin/Planning	\$777,632.40	\$43,242.44
Limit on State Admin	\$0.00	\$43,242.44

Progress Toward Activity Type Targets

Activity Type	Target	Actual
Administration	\$777,632.40	\$777,632.00

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$1,944,081.00	\$1,350,496.00

Overall Progress Narrative:

The County has identified two areas of concentration - Chicago Heights and Maywood for the purposes of multifamily rental. 93 units have been acquired with 74 units currently under construction. 19 housing units are complete in the City of Chicago Heights. Marketing has begun for leasing.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
N11, Acquisition/Rehabilitation	\$2,057,020.35	\$6,998,692.00	\$3,748,348.45
N11 Administration, Administration	\$23,752.82	\$777,632.00	\$43,242.44



Activities

Project # / Title: N11 / Acquisition/Rehabilitation

Grantee Activity Number: N11-01-B

Activity Title: Chicago Heights/Hispanic Housing

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

N11

Projected Start Date:

03/01/2011

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition/Rehabilitation

Projected End Date:

02/28/2014

Completed Activity Actual End Date:

Responsible Organization:

Hispanic Housing Development Corporation

Overall

Total Projected Budget from All Sources

Jan 1 thru Mar 31, 2013

N/A

To Date

\$2,025,744.00

Total Budget

\$0.00

\$2,025,744.00

Total Obligated

\$0.00

\$2,025,744.00

Total Funds Drawdown

\$300,601.76

\$1,337,689.53

Program Funds Drawdown

\$300,601.76

\$1,337,689.53

Program Income Drawdown

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$0.00

\$1,723,806.86

Hispanic Housing Development Corporation

\$0.00

\$1,723,806.86

Match Contributed

\$0.00

\$0.00

Activity Description:

Acquisition and rehabilitation of 13 housing units that have been abandoned or foreclosed upon will be used for rental to qualified households whose income is between 51 and 120% of area median income.

Location Description:

- 820 Peoria Chicago Heights, IL.
- 1038 Ashland Chicago Heights, IL.
- 910 Luther Chicago Heights, IL.
- 1133 Grant Chicago Heights, IL.
- 120 S. Floyd Chicago Heights, IL.
- 1301 Franklin Chicago Heights, IL.
- 74 Terry Chicago Heights, IL.
- 190 W. Raye Dr. Chicago Heights, IL.



- 1111 Schilling Chicago Heights, IL.
- 20 W. 15th St. Chicago Heights, IL.
- 456 Gail Lane Chicago Heights, IL.
- 628 Emerald Chicago Heights, IL.

Activity Progress Narrative:

All units have been acquired, 9 units are complete and the remaining are underway and marketing has begun.

Accomplishments Performance Measures

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Properties	0	0/13

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Housing Units	0	0/13
# of Singlefamily Units	0	0/13

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	



Grantee Activity Number:	N11-01-B-25%
Activity Title:	Chicago Heights-West/Hispanic Housing

Activity Category:
Rehabilitation/reconstruction of residential structures

Activity Status:
Under Way

Project Number:
N11

Project Title:
Acquisition/Rehabilitation

Projected Start Date:
03/01/2011

Projected End Date:
02/28/2014

Benefit Type:
Direct (HouseHold)

Completed Activity Actual End Date:

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

Responsible Organization:
Hispanic Housing Development Corporation

Overall	Jan 1 thru Mar 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$1,350,496.00
Total Budget	\$0.00	\$1,350,496.00
Total Obligated	\$0.00	\$1,350,496.00
Total Funds Drawdown	\$256,513.49	\$518,998.62
Program Funds Drawdown	\$256,513.49	\$518,998.62
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$290,097.90
Hispanic Housing Development Corporation	\$0.00	\$290,097.90
Match Contributed	\$0.00	\$0.00

Activity Description:

Acquisition and rehabilitation of 9 housing units that have been abandoned or foreclosed upon for rental to qualified households whose income is 50% or less of area median income.

Location Description:

- 1645 Hilltop Chicago Heights, IL.
- 22 E. 24th St. Chicago Heights, IL.
- 1521 Schilling Chicago Heights, IL.
- 335 E. 24th St. Chicago Heights, IL.
- 492 W. 17th St. Chicago Heights, IL.
- 278 W. 16th St. Chicago Heights, IL.
- 635 W. 15th St. Chicago Heights, IL.
- 1606 Euclid Chicago Heights, IL.
- 1238 Park Ave. Chicago Heights, IL.

Activity Progress Narrative:

Acquisition is complete for all 9 units, 4 units are complete and 1 underway. The remaining units have not started construction.



Accomplishments Performance Measures

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Properties	0	0/9

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Housing Units	0	0/10
# of Singlefamily Units	0	0/10

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	0/10	0
# Renter Households	0	0	0	0/0	0/0	0/10	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	



Grantee Activity Number: N11-02-B
Activity Title: Maywood/ Alexander

Activity Category:
 Rehabilitation/reconstruction of residential structures
Project Number:
 N11
Projected Start Date:
 10/31/2011
Benefit Type:
 Direct (HouseHold)
National Objective:
 NSP Only - LMMI

Activity Status:
 Under Way
Project Title:
 Acquisition/Rehabilitation
Projected End Date:
 03/01/2014
Completed Activity Actual End Date:

Responsible Organization:
 Cook County Dept. of Planning & Dev.

Overall	Jan 1 thru Mar 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$550,000.00
Total Budget	\$0.00	\$550,000.00
Total Obligated	\$0.00	\$550,000.00
Total Funds Drawdown	\$25,095.50	\$27,220.50
Program Funds Drawdown	\$25,095.50	\$27,220.50
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$2,125.00
Cook County Dept. of Planning & Dev.	\$0.00	\$2,125.00
Match Contributed	\$0.00	\$0.00

Activity Description:

6 units will be rehabbed for rental to qualified households.

Location Description:

- 1007 S. 4th Ave. Maywood, IL

Activity Progress Narrative:

Units have been acquired. Scope has been developed, preconstruction is scheduled and construction is slated to start May 1, 2013.

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		0/6	
# of Multifamily Units	0		0/6	

Beneficiaries Performance Measures

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



Grantee Activity Number:	N11-03-B
Activity Title:	Maywood/ K Young Development

Activity Category:

Acquisition - general

Project Number:

N11

Projected Start Date:

03/01/2011

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition/Rehabilitation

Projected End Date:

02/28/2014

Completed Activity Actual End Date:

Responsible Organization:

Karry L Young Development LLC

Overall	Jan 1 thru Mar 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$638,171.97
Total Budget	\$138,171.97	\$638,171.97
Total Obligated	\$138,171.97	\$638,171.97
Total Funds Drawdown	\$179,119.50	\$179,119.50
Program Funds Drawdown	\$179,119.50	\$179,119.50
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$281,101.57
KLY Development LLC	\$0.00	\$281,101.57
Match Contributed	\$0.00	\$0.00

Activity Description:

Acquisition of 18 housing units that have been abandoned and foreclosed upon for ultimate rental to qualified households whose income 50% or less of area median income. The renovation of the 18 units will be completed with HOME funds.

Location Description:

- 1010 Greenwood Maywood, IL.

Activity Progress Narrative:

Scope and plans are still being developed. Construction is anticipated to begin 6/1/13.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/18



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/18
# of Multifamily Units	0	0/18

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	



Grantee Activity Number: N11-04-B
Activity Title: Chicago Heights-Mecca

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

N11

Projected Start Date:

03/01/2011

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition/Rehabilitation

Projected End Date:

02/28/2014

Completed Activity Actual End Date:

Responsible Organization:

Mecca Companies Inc.

Overall	Jan 1 thru Mar 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$1,866,960.52
Total Budget	\$0.00	\$1,866,960.52
Total Obligated	\$0.00	\$1,866,960.52
Total Funds Drawdown	\$1,295,690.10	\$1,685,320.30
Program Funds Drawdown	\$1,295,690.10	\$1,685,320.30
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$1,664,301.91
Mecca Companies Inc.	\$0.00	\$1,664,301.91
Match Contributed	\$0.00	\$0.00

Activity Description:

Acquisition and reahabilitation of 6 housing units that have been abandoned or foreclosed upon for ultimate resale to qualified households whose income is between 51 and 120% of area median income.

Location Description:

- 140 E. 16th Chicago Heights, IL.
- 150 E. 16th Chicago Heights, IL.
- 152 E. 16th Chicago Heights, IL.
- 1603 Center St. Chicago Heights, IL.
- 1607 Center St. Chicago Heights, IL.
- 1611 Center St. Chicago Heights, IL.

Activity Progress Narrative:

All units have completed construction phase. 4 units are under contract and 2 units remains for sale.



Accomplishments Performance Measures

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Properties	0	0/6

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

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

Grantee Activity Number:	N11-05-B
Activity Title:	Maywood/PLCCA

Activity Category:

Acquisition - general

Project Number:

N11

Projected Start Date:

10/31/2011

Benefit Type:

()

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition/Rehabilitation

Projected End Date:

03/01/2014

Completed Activity Actual End Date:

Responsible Organization:

Proviso Leyden Council for Community Action Inc.

Overall	Jan 1 thru Mar 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$567,319.51
Total Budget	(\$138,171.97)	\$567,319.51
Total Obligated	\$567,319.51	\$567,319.51
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	\$0.00
Proviso Leyden Council for Community Action Inc.	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Acquisition of 22 units to be rehabbed using HOME Funds for rental to qualified households whose income is 50% or less of area median income.

Location Description:

- 1830-1898 S. 5th Ave. Maywood, IL

Activity Progress Narrative:

35 unit building was acquired with NSP1 funds and will be reconstructed into a 24 unit building. Third party environmental assessments are being conducted for rehab scope and budget.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/22



	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		0/22	
# of Multifamily Units	0		0/22	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Permanent Jobs Created	0	0	0	0/0	0/0	0/1	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	

Project # / Title: N11 Administration / Administration

Grantee Activity Number: N11 Program Administration

Activity Title: N11-7-F

Activity Category:

Administration

Project Number:

N11 Administration

Projected Start Date:

03/01/2011

Benefit Type:

()

National Objective:

N/A

Activity Status:

Under Way

Project Title:

Administration

Projected End Date:

02/28/2014

Completed Activity Actual End Date:

Responsible Organization:

Cook County Dept. of Planning & Dev.

Overall

Jan 1 thru Mar 31, 2013

To Date



Total Projected Budget from All Sources	N/A	\$777,632.00
Total Budget	\$0.00	\$777,632.00
Total Obligated	\$0.00	\$777,632.00
Total Funds Drawdown	\$23,752.82	\$43,242.44
Program Funds Drawdown	\$23,752.82	\$43,242.44
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$19,989.62
Match Contributed	\$0.00	\$0.00

Activity Description:

This activity includes support if customary and reasonable eligible program administration costs associated with the aforementioned program activities. These costs include relevant program staffing related to program administration and management including legal, financial and construction administration activities. Costs related to the preparation of this Substantial Amendment will also be charged to administration. All activity delivery costs such as appraisals, title searches and title insurance, environmental assessments, inspections, development fees, engineering studies and mitigation, market analysis, credit underwriting reports, and associated permits, will be charged to each individual project.

Location Description:

N/A

Activity Progress Narrative:

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





Grantee: Cook County, IL

Grant: B-11-UN-17-0001

April 1, 2013 thru June 30, 2013 Performance Report



Grant Number:

B-11-UN-17-0001

Obligation Date:**Award Date:****Grantee Name:**

Cook County, IL

Contract End Date:

03/14/2014

Review by HUD:

Reviewed and Approved

Grant Award Amount:

\$7,776,324.00

Grant Status:

Active

QPR Contact:

Lesa Carey

LOCCS Authorized Amount:

\$7,776,324.00

Estimated PI/RL Funds:**Total Budget:**

\$7,776,324.00

Disasters:

Declaration Number

NSP

Narratives

Summary of Distribution and Uses of NSP Funds:

Cook County determined the potential areas of greatest need for targeting of NSP3 funds through a comprehensive review of HUD data estimates of foreclosures needs and foreclosure-related needs scores at the census tract level for the 131 suburban municipalities. The 37 municipalities separated by geographic region, with a minimum foreclosure needs score of 17 are indicated in the Eligible Target Areas Table in the Appendix. Given limited funding and resources under NSP3, Cook County has further defined its target areas to focus efforts in communities that face an increased incidence of foreclosures as well as ongoing economic instability. Towards this end, Cook County will be prioritizing NSP 3 assistance to community areas with a minimum foreclosure needs score of 19 or 20 that have previously benefitted from specifically designated significant assistance under NSP1. Chicago Heights and Maywood are the two communities where NSP1 was heavily focused and the County felt those two cities could make a larger impact. Both communities have multifamily buildings that are abandoned, vacant or foreclosed.

How Fund Use Addresses Market Conditions:

The jurisdiction certifies that it will comply with the Dodd-Frank Wall Street Reform and Consumer Protection Act and Title XII of Division A of the American Recovery and Reinvestment Act of 2009 by spending 50 percent of its grant funds within 2 years, and spending 100 percent within 3 years, of receipt of the grant.

Ensuring Continued Affordability:

All NSP3-assisted housing units will be subject to the following minimum affordability restrictions. The affordability period is determined on the amount of NSP3 assistance on a per-unit basis. For the units that undergo reconstruction (replacement of an existing unit with a new, comparable unit), the affordability period will automatically be 20 years.

- Under \$15,000 = 5 Years
- \$15,000 - \$40,000 = 10 Years
- Over \$40,000 = 15 Years
- New Construction/Reconstruction = 20 Years

Cook County may elect to require longer affordability periods on a project by project basis subject to community need. Cook County will ensure these long term affordability restrictions through the use of a mortgage that will be recorded against the property title. If an owner who has been assisted through this program for the development of rental housing transfers title of the property before the affordability period expires, the deed restrictions related to income targeting, occupancy and property conditions will remain in full force and effect until the term of the affordability has expired.

If a homebuyer receives assistance through this program, such assistance provided by Cook County will be subject to recapture in the event that a transfer of title occurs sale of the property, or failure of the homebuyer to maintain the unit as their principal residence. The County will establish the actual amount of the assistance originally provided to the homebuyer to be recaptured (repayment based on the above detailed forgiveness schedule) based on the availability of net proceeds. Net proceeds are hereby defined as any amount remaining after the sale price minus any superior loan or lien repayment has been made and reasonable seller closing costs have been deducted. Throughout the affordability period, the County will monitor NSP-assisted rental units to ensure that the units are affordable and



that the property or properties continue to meet minimum housing quality standards. For NSP-assisted homebuyer units, the County will monitor to ensure that the assisted household occupies the property as their principal residence.

The following affordability period restrictions shall apply to each NSP homebuyer assisted-unit, except as otherwise pre-approved by COUNTY in writing:

Amount of Grant or Loan
Affordability Period
Terms
Recapture Back to Cook County
Under \$15,000 per unit

Homebuyer: 5 years
Nothing is forgiven Years 1-5. 100% due back if homebuyer fails to maintain as principal residence, sells or transfers title within first 5 years
100% due; all is forgiven after year 5
\$15,000 to \$40,000 per unit
Homebuyer: 10 years

Nothing is forgiven Years 1-5. 100% due back if homebuyer fails to maintain as principal residence, sells or transfers title within first 5 years.
Partial forgiveness after year 5
100% due; year 1 to 5, beginning year 6, 20% of balance is forgiven per year, all is forgiven after year 10
\$40,000+ per unit
Homebuyer: 15 years
Nothing is forgiven

Ensuring Continued Affordability:

Years 1-10. 100% due back if homebuyer fails to maintain as principal residence, sells or transfers title within first 10 years. Partial forgiveness after year 10
100% due; year 1 to 10, beginning year 11, 20% of balance is forgiven per year, all is forgiven after year 15

Definition of Blighted Structure:

A blighted structure is any structure unfit for use, habitation, or dangerous to persons or other property. In addition, a structure is blighted when it exhibits objectively determinable signs of deterioration sufficient to constitute a threat to human health, safety, and public welfare. This includes structures showing evidence of physical decay or neglect, excessive use, or lack of maintenance. Characteristics may also include any nuisance conditions including but not limited to:

Any Nuisance as defined by law, or

- (a) Any residential property that poses a public nuisance which may be detrimental to the health or safety of children whether in a building, on the premises of a building, or upon an unoccupied lot. This includes, but is not limited to: abandoned wells, shafts, basements, excavations, unclean swimming pools or spas, abandoned iceboxes, refrigerators, motor vehicles, and any structurally unsound fences or structures, lumber, trash, fences, or debris which may prove a hazard for inquisitive minors;
- (b) Unsanitary conditions or anything offensive to the senses or dangerous to health including, but not limited to, the emission of odors, sewage, human waste, liquids, gases, dust, smoke, vibration or noise, or whatever may render air, food, or drink detrimental to the health of human beings;
- (c) Physical conditions such as, but not limited to, old, dilapidated, abandoned: scrap or metal, paper, building materials and equipment, bottles, glass, appliances, furniture, rags, rubber, motor vehicles, and parts thereof; or
- (d) Physical conditions posing fire hazards,
- (e) Physical conditions posing a hazard such as but not limited to dead or damaged trees.

Definition of Affordable Rents:

For the purposes of NSP3, Cook County will utilize three definitions of Affordable rents to determine the maximum allowable rent for NSP-assisted units. These rent levels include utilities. If the tenant pays utilities, a utility allowance must be subtracted from the maximum allowable rent to determine the maximum contract rent. Utility allowances shall be calculated as they are currently calculated for Cook County HOME Program rental housing projects. Cook County will review and approve the rents charged on an annual basis. The rent limits shall be updated by HUD on an annual basis, and distributed by Cook County to all owners and property managers.

Low-Income (Set-aside): For NSP3-assisted units designated as set-aside units (those occupied by households earning less than 50% of the area median income), rents shall not exceed the limits established by the HOME Investment Partnerships Program for very low-income families (24 CFR Part 92.252(b)), otherwise known as low HOME rents.

Moderate-Income: For NSP3-assisted units occupied by households earning between 51 and 80% of the area median income, rents shall not exceed the maximum limits established by the HOME Investment Partnerships Program (24 CFR Part 92.252(a)), otherwise known as high HOME rents.

Middle-Income: For NSP3-assisted units occupied by households earning between 81 and 120% of the area median income, rents shall not exceed 110% of Fair Market Rents (FMR) for comparable units in the area as established by HUD under 24 CFR 888.111.

Housing Rehabilitation/New Construction Standards:

All rehabilitated properties shall, upon completion of the rehabilitation, comply with the minimum requirements of the International Property Maintenance Code, 2003 Edition, Chapters 2 through 8, or the corresponding chapters of the version of the Property Maintenance Code in force in the jurisdiction in which the property is located. Provisions of the Cook County housing rehabilitation standards shall supersede the Property Maintenance Code where more stringent, or protective, or in disallowance of work as ineligible. At no time shall a standard, specification or code be permitted that is less stringent than the



minimum property standard hereby adopted for Cook County NSP3.

- The International Property Maintenance Code, 2003 (IPMC)
- Applicable codes of the local jurisdiction (only if more prescriptive than the above referenced International maintenance or property codes)
- Manufacturer Standards and Installation Instructions
- Residential Construction Performance Guidelines for Professional Builders and Remodelers
- The Cook County Material and Workmanship Standards
- Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings
- Regulation on Lead-Based Paint Hazards in Federally-Owned Housing and Housing Receiving Federal Assistance, and the EPA Renovation, Repair and Painting Program Final Rule
- Residential Remodeling and Universal Design: Making Homes More Comfortable and Accessible
- Uniform Federal Accessibility Standards (UFAS)

Substandard dwellings that cannot be brought into compliance with the Cook County housing rehabilitation standards and applicable code requirements shall be deemed not suitable for rehabilitation and shall not be rehabilitated. If the cost of rehabilitation exceeds 50% of the appraised market value of the property, the property may be a candidate for demolition and reconstruction.

Reconstructed property shall be subject to property standards established by the Cook County NSP Program for new construction of residential units.

Each item of work conducted under Cook County NSP3 shall contribute to one or more of the following priorities, and items that do not contribute to one or more of the following priorities shall not be done. Conditions, the addressing of which contribute to achieving the following, shall be or should be considered to be substandard conditions, depending upon their seriousness and status of compliance with the applicable codes, standards and guidelines.

PRIORITIES:

- Meet all applicable code requirements
- Protect health and safety of occupants and make the unit a Heal

Housing Rehabilitation/New Construction Standards:

thy Home

- Control or eliminate lead hazards
- Improve or maintain affordability
- Improve comfort, livability, basic privacy and accessibility
- Protect and extend the life expectancy of the dwelling
- Provide critical storage, work or living space
- Adhere to the principles of green building
- Improve the appearance (street presence) of the property

Improve marketability of the property

Vicinity Hiring:

As of June 2010, both proposed target areas suffered from unemployment rates of 10 percent or greater. The West region target area is home to a significant number of working class households who were among the hardest hit during the recent economic downturn as it relates to both unemployment and underemployment. Many individuals in this target area were employed in the construction and industrial trades which experienced particularly significant job loss. Within the South region target area, a significant proportion of the workforce is engaged in healthcare, social and public administration. To the maximum extent feasible, Cook County will work collaboratively with the local jurisdictions and project developers to market opportunities for the hiring of employees that reside in the vicinity of NSP3 -funded projects or contract with small businesses that are owned and operated by persons residing in the vicinity of NSP3 projects. These opportunities may be construction or professional service related.

Procedures for Preferences for Affordable Rental Dev.:

The jurisdiction certifies that it will be abide by the procedures described in its NSP3 Abbreviated Plan to create preferences for the development of affordable rental housing for properties assisted with NSP3 funds.

Grantee Contact Information:

Jane Hornstein (Deputy Director)Jane.Hornstein@cookcountyil.gov, 312-603-1000
 Bureau of Community Development
 69 W Washington
 Suite 2900
 Chicago, IL 60602

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$7,776,324.00
Total Budget	\$0.00	\$7,776,324.00
Total Obligated	\$0.00	\$7,776,324.00
Total Funds Drawdown	\$462,921.11	\$4,254,512.00
Program Funds Drawdown	\$462,921.11	\$4,254,512.00



Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$3,981,422.86
Match Contributed	\$0.00	\$0.00

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$1,166,448.60	\$0.00
Limit on Admin/Planning	\$777,632.40	\$45,176.44
Limit on State Admin	\$0.00	\$45,176.44

Progress Toward Activity Type Targets

Activity Type	Target	Actual
Administration	\$777,632.40	\$777,632.00

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$1,944,081.00	\$1,350,496.00

Overall Progress Narrative:

The County has identified two areas of concentration - Chicago Heights and Maywood for the purposes of multifamily rental. 93 units have been acquired with 74 units currently under construction. 19 housing units are complete in the City of Chicago Heights. Marketing has begun for leasing.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
N11, Acquisition/Rehabilitation	\$460,987.11	\$6,998,692.00	\$4,209,335.56
N11 Administration, Administration	\$1,934.00	\$777,632.00	\$45,176.44



Activities

Project # / Title: N11 / Acquisition/Rehabilitation

Grantee Activity Number: N11-01-B

Activity Title: Chicago Heights/Hispanic Housing

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

N11

Projected Start Date:

03/01/2011

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition/Rehabilitation

Projected End Date:

02/28/2014

Completed Activity Actual End Date:

Responsible Organization:

Hispanic Housing Development Corporation

Overall

Total Projected Budget from All Sources

Apr 1 thru Jun 30, 2013

N/A

To Date

\$2,025,744.00

Total Budget

\$0.00

\$2,025,744.00

Total Obligated

\$0.00

\$2,025,744.00

Total Funds Drawdown

\$226,265.28

\$1,563,954.81

Program Funds Drawdown

\$226,265.28

\$1,563,954.81

Program Income Drawdown

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$0.00

\$1,723,806.86

Hispanic Housing Development Corporation

\$0.00

\$1,723,806.86

Match Contributed

\$0.00

\$0.00

Activity Description:

Acquisition and rehabilitation of 13 housing units that have been abandoned or foreclosed upon will be used for rental to qualified households whose income is between 51 and 120% of area median income.

Location Description:

- 820 Peoria Chicago Heights, IL.
- 1038 Ashland Chicago Heights, IL.
- 910 Luther Chicago Heights, IL.
- 1133 Grant Chicago Heights, IL.
- 120 S. Floyd Chicago Heights, IL.
- 1301 Franklin Chicago Heights, IL.
- 74 Terry Chicago Heights, IL.
- 190 W. Raye Dr. Chicago Heights, IL.



- 1111 Schilling Chicago Heights, IL.
- 20 W. 15th St. Chicago Heights, IL.
- 456 Gail Lane Chicago Heights, IL.
- 628 Emerald Chicago Heights, IL.

Activity Progress Narrative:

All units have been acquired, 11 units are complete. 1 remaining property still in construction and is scheduled to be complete by early fall 2013. Marketing has begun in earnest.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	12	12/13

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	13	13/13
# of Singlefamily Units	13	13/13

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	



Grantee Activity Number:	N11-01-B-25%
Activity Title:	Chicago Heights-West/Hispanic Housing

Activity Category:
Rehabilitation/reconstruction of residential structures

Activity Status:
Under Way

Project Number:
N11

Project Title:
Acquisition/Rehabilitation

Projected Start Date:
03/01/2011

Projected End Date:
02/28/2014

Benefit Type:
Direct (HouseHold)

Completed Activity Actual End Date:

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

Responsible Organization:
Hispanic Housing Development Corporation

Overall	Apr 1 thru Jun 30, 2013	To Date
Total Projected Budget from All Sources	N/A	\$1,350,496.00
Total Budget	\$0.00	\$1,350,496.00
Total Obligated	\$0.00	\$1,350,496.00
Total Funds Drawdown	\$232,177.85	\$751,176.47
Program Funds Drawdown	\$232,177.85	\$751,176.47
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$290,097.90
Hispanic Housing Development Corporation	\$0.00	\$290,097.90
Match Contributed	\$0.00	\$0.00

Activity Description:

Acquisition and rehabilitation of 9 housing units that have been abandoned or foreclosed upon for rental to qualified households whose income is 50% or less of area median income.

Location Description:

- 1645 Hilltop Chicago Heights, IL.
- 22 E. 24th St. Chicago Heights, IL.
- 1521 Schilling Chicago Heights, IL.
- 335 E. 24th St. Chicago Heights, IL.
- 492 W. 17th St. Chicago Heights, IL.
- 278 W. 16th St. Chicago Heights, IL.
- 635 W. 15th St. Chicago Heights, IL.
- 1606 Euclid Chicago Heights, IL.
- 1238 Park Ave. Chicago Heights, IL.

Activity Progress Narrative:

Acquisition is complete for all units. 8 units are complete and 1 unit is underway.



Accomplishments Performance Measures

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Properties	9	9/9

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Housing Units	9	9/10
# of Singlefamily Units	9	9/10

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	0/10	0/0	0/10	0
# Renter Households	0	0	0	0/10	0/0	0/10	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	



Grantee Activity Number: N11-02-B
Activity Title: Maywood/ Alexander

Activity Category:
 Rehabilitation/reconstruction of residential structures

Activity Status:
 Under Way

Project Number:
 N11

Project Title:
 Acquisition/Rehabilitation

Projected Start Date:
 10/31/2011

Projected End Date:
 03/01/2014

Benefit Type:
 Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:
 NSP Only - LMMI

Responsible Organization:
 Cook County Dept. of Planning & Dev.

Overall	Apr 1 thru Jun 30, 2013	To Date
Total Projected Budget from All Sources	N/A	\$650,000.00
Total Budget	\$0.00	\$650,000.00
Total Obligated	\$0.00	\$550,000.00
Total Funds Drawdown	\$0.00	\$27,220.50
Program Funds Drawdown	\$0.00	\$27,220.50
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$2,125.00
Cook County Dept. of Planning & Dev.	\$0.00	\$2,125.00
Match Contributed	\$0.00	\$0.00

Activity Description:

6 units will be rehabbed for rental to qualified households.

Location Description:

- 1007 S. 4th Ave. Maywood, IL

Activity Progress Narrative:

Construction has started and is 50% complete. The project is scheduled to be completed by August 2013.

Accomplishments Performance Measures

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



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	6	6/6
# of Multifamily Units	6	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	0/6	0/0	0/6	0	
# Renter Households	0	0	0	0/6	0/0	0/6	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	



Grantee Activity Number:	N11-03-B
Activity Title:	Maywood/ K Young Development

Activity Category:

Acquisition - general

Project Number:

N11

Projected Start Date:

03/01/2011

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition/Rehabilitation

Projected End Date:

02/28/2014

Completed Activity Actual End Date:

Responsible Organization:

Karry L Young Development LLC

Overall	Apr 1 thru Jun 30, 2013	To Date
Total Projected Budget from All Sources	N/A	\$538,171.97
Total Budget	\$0.00	\$538,171.97
Total Obligated	\$0.00	\$638,171.97
Total Funds Drawdown	\$0.00	\$179,119.50
Program Funds Drawdown	\$0.00	\$179,119.50
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$281,101.57
KLY Development LLC	\$0.00	\$281,101.57
Match Contributed	\$0.00	\$0.00

Activity Description:

Acquisition of 18 housing units that have been abandoned and foreclosed upon for ultimate rental to qualified households whose income 50% or less of area median income. The renovation of the 18 units will be completed with HOME funds.

Location Description:

- 1010 Greenwood Maywood, IL.

Activity Progress Narrative:

The second closing with the 1st lender is tentatively scheduled for August 2013. Final plans are complete once closing has occurred, construction will begin in earnest.

Accomplishments Performance Measures

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



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	18	18/18
# of Multifamily Units	18	18/18

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	

Grantee Activity Number: N11-04-B
Activity Title: Chicago Heights-Mecca

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

N11

Projected Start Date:

03/01/2011

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition/Rehabilitation

Projected End Date:

02/28/2014

Completed Activity Actual End Date:

Responsible Organization:

Mecca Companies Inc.

Overall	Apr 1 thru Jun 30, 2013	To Date
Total Projected Budget from All Sources	N/A	\$1,866,960.52
Total Budget	\$0.00	\$1,866,960.52
Total Obligated	\$0.00	\$1,866,960.52
Total Funds Drawdown	\$2,543.98	\$1,687,864.28
Program Funds Drawdown	\$2,543.98	\$1,687,864.28
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$1,664,301.91
Mecca Companies Inc.	\$0.00	\$1,664,301.91
Match Contributed	\$0.00	\$0.00

Activity Description:

Acquisition and reahabilitation of 6 housing units that have been abandoned or foreclosed upon for ultimate resale to qualified households whose income is between 51 and 120% of area median income.

Location Description:

- 140 E. 16th Chicago Heights, IL.
- 150 E. 16th Chicago Heights, IL.
- 152 E. 16th Chicago Heights, IL.
- 1603 Center St. Chicago Heights, IL.
- 1607 Center St. Chicago Heights, IL.
- 1611 Center St. Chicago Heights, IL.

Activity Progress Narrative:

All 6 properties are complete with pending contracts.



Accomplishments Performance Measures

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Properties	6	6/6

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

Grantee Activity Number:	N11-05-B
Activity Title:	Maywood/PLCCA

Activity Category:

Acquisition - general

Project Number:

N11

Projected Start Date:

10/31/2011

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition/Rehabilitation

Projected End Date:

03/01/2014

Completed Activity Actual End Date:

Responsible Organization:

Proviso Leyden Council for Community Action Inc.

Overall	Apr 1 thru Jun 30, 2013	To Date
Total Projected Budget from All Sources	N/A	\$567,319.51
Total Budget	\$0.00	\$567,319.51
Total Obligated	\$0.00	\$567,319.51
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	\$0.00
Proviso Leyden Council for Community Action Inc.	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Acquisition of 22 units to be rehabbed using HOME Funds for rental to qualified households whose income is 50% or less of area median income.

Location Description:

- 1830-1898 S. 5th Ave. Maywood, IL

Activity Progress Narrative:

35 unit building was acquired with NSP1 funds and will be reconstructed into a 24 unit building. Plans from the Architect are being finalized including various off-site parking scenarios. Applications for the balance of funding is being secured from Hinsdale Bank, DCEO Energy Efficiency Program and CC Home.

Accomplishments Performance Measures

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



	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	24		24/22	
# of Multifamily Units	24		24/22	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Permanent Jobs Created	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	

Project # / Title: N11 Administration / Administration

Grantee Activity Number: N11 Program Administration

Activity Title: N11-7-F

Activity Category:

Administration

Project Number:

N11 Administration

Projected Start Date:

03/01/2011

Benefit Type:

()

National Objective:

N/A

Activity Status:

Under Way

Project Title:

Administration

Projected End Date:

02/28/2014

Completed Activity Actual End Date:

Responsible Organization:

Cook County Dept. of Planning & Dev.

Overall

Apr 1 thru Jun 30, 2013

To Date



Total Projected Budget from All Sources	N/A	\$777,632.00
Total Budget	\$0.00	\$777,632.00
Total Obligated	\$0.00	\$777,632.00
Total Funds Drawdown	\$1,934.00	\$45,176.44
Program Funds Drawdown	\$1,934.00	\$45,176.44
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$19,989.62
Match Contributed	\$0.00	\$0.00

Activity Description:

This activity includes support if customary and reasonable eligible program administration costs associated with the aforementioned program activities. These costs include relevant program staffing related to program administration and management including legal, financial and construction administration activities. Costs related to the preparation of this Substantial Amendment will also be charged to administration. All activity delivery costs such as appraisals, title searches and title insurance, environmental assessments, inspections, development fees, engineering studies and mitigation, market analysis, credit underwriting reports, and associated permits, will be charged to each individual project.

Location Description:

N/A

Activity Progress Narrative:

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





Grantee: Cook County, IL

Grant: B-11-UN-17-0001

July 1, 2013 thru September 30, 2013 Performance Report



Grant Number:

B-11-UN-17-0001

Obligation Date:**Award Date:****Grantee Name:**

Cook County, IL

Contract End Date:

03/14/2014

Review by HUD:

Reviewed and Approved

Grant Award Amount:

\$7,776,324.00

Grant Status:

Active

QPR Contact:

Lesa Carey

LOCCS Authorized Amount:

\$7,776,324.00

Estimated PI/RL Funds:**Total Budget:**

\$7,776,324.00

Disasters:

Declaration Number

NSP

Narratives

Summary of Distribution and Uses of NSP Funds:

Cook County determined the potential areas of greatest need for targeting of NSP3 funds through a comprehensive review of HUD data estimates of foreclosures needs and foreclosure-related needs scores at the census tract level for the 131 suburban municipalities. The 37 municipalities separated by geographic region, with a minimum foreclosure needs score of 17 are indicated in the Eligible Target Areas Table in the Appendix. Given limited funding and resources under NSP3, Cook County has further defined its target areas to focus efforts in communities that face an increased incidence of foreclosures as well as ongoing economic instability. Towards this end, Cook County will be prioritizing NSP 3 assistance to community areas with a minimum foreclosure needs score of 19 or 20 that have previously benefitted from specifically designated significant assistance under NSP1. Chicago Heights and Maywood are the two communities where NSP1 was heavily focused and the County felt those two cities could make a larger impact. Both communities have multifamily buildings that are abandoned, vacant or foreclosed.

How Fund Use Addresses Market Conditions:

The jurisdiction certifies that it will comply with the Dodd-Frank Wall Street Reform and Consumer Protection Act and Title XII of Division A of the American Recovery and Reinvestment Act of 2009 by spending 50 percent of its grant funds within 2 years, and spending 100 percent within 3 years, of receipt of the grant.

Ensuring Continued Affordability:

All NSP3-assisted housing units will be subject to the following minimum affordability restrictions. The affordability period is determined on the amount of NSP3 assistance on a per-unit basis. For the units that undergo reconstruction (replacement of an existing unit with a new, comparable unit), the affordability period will automatically be 20 years.

- Under \$15,000 = 5 Years
- \$15,000 - \$40,000 = 10 Years
- Over \$40,000 = 15 Years
- New Construction/Reconstruction = 20 Years

Cook County may elect to require longer affordability periods on a project by project basis subject to community need. Cook County will ensure these long term affordability restrictions through the use of a mortgage that will be recorded against the property title. If an owner who has been assisted through this program for the development of rental housing transfers title of the property before the affordability period expires, the deed restrictions related to income targeting, occupancy and property conditions will remain in full force and effect until the term of the affordability has expired.

If a homebuyer receives assistance through this program, such assistance provided by Cook County will be subject to recapture in the event that a transfer of title occurs sale of the property, or failure of the homebuyer to maintain the unit as their principal residence. The County will establish the actual amount of the assistance originally provided to the homebuyer to be recaptured (repayment based on the above detailed forgiveness schedule) based on the availability of net proceeds. Net proceeds are hereby defined as any amount remaining after the sale price minus any superior loan or lien repayment has been made and reasonable seller closing costs have been deducted. Throughout the affordability period, the County will monitor NSP-assisted rental units to ensure that the units are affordable and



that the property or properties continue to meet minimum housing quality standards. For NSP-assisted homebuyer units, the County will monitor to ensure that the assisted household occupies the property as their principal residence.

The following affordability period restrictions shall apply to each NSP homebuyer assisted-unit, except as otherwise pre-approved by COUNTY in writing:

Amount of Grant or Loan
Affordability Period
Terms
Recapture Back to Cook County
Under \$15,000 per unit

Homebuyer: 5 years
Nothing is forgiven Years 1-5. 100% due back if homebuyer fails to maintain as principal residence, sells or transfers title within first 5 years
100% due; all is forgiven after year 5
\$15,000 to \$40,000 per unit
Homebuyer: 10 years

Nothing is forgiven Years 1-5. 100% due back if homebuyer fails to maintain as principal residence, sells or transfers title within first 5 years.
Partial forgiveness after year 5
100% due; year 1 to 5, beginning year 6, 20% of balance is forgiven per year, all is forgiven after year 10
\$40,000+ per unit
Homebuyer: 15 years
Nothing is forgiven

Ensuring Continued Affordability:

Years 1-10. 100% due back if homebuyer fails to maintain as principal residence, sells or transfers title within first 10 years. Partial forgiveness after year 10
100% due; year 1 to 10, beginning year 11, 20% of balance is forgiven per year, all is forgiven after year 15

Definition of Blighted Structure:

A blighted structure is any structure unfit for use, habitation, or dangerous to persons or other property. In addition, a structure is blighted when it exhibits objectively determinable signs of deterioration sufficient to constitute a threat to human health, safety, and public welfare. This includes structures showing evidence of physical decay or neglect, excessive use, or lack of maintenance. Characteristics may also include any nuisance conditions including but not limited to:

Any Nuisance as defined by law, or

- (a) Any residential property that poses a public nuisance which may be detrimental to the health or safety of children whether in a building, on the premises of a building, or upon an unoccupied lot. This includes, but is not limited to: abandoned wells, shafts, basements, excavations, unclean swimming pools or spas, abandoned iceboxes, refrigerators, motor vehicles, and any structurally unsound fences or structures, lumber, trash, fences, or debris which may prove a hazard for inquisitive minors;
- (b) Unsanitary conditions or anything offensive to the senses or dangerous to health including, but not limited to, the emission of odors, sewage, human waste, liquids, gases, dust, smoke, vibration or noise, or whatever may render air, food, or drink detrimental to the health of human beings;
- (c) Physical conditions such as, but not limited to, old, dilapidated, abandoned: scrap or metal, paper, building materials and equipment, bottles, glass, appliances, furniture, rags, rubber, motor vehicles, and parts thereof; or
- (d) Physical conditions posing fire hazards,
- (e) Physical conditions posing a hazard such as but not limited to dead or damaged trees.

Definition of Affordable Rents:

For the purposes of NSP3, Cook County will utilize three definitions of Affordable rents to determine the maximum allowable rent for NSP-assisted units. These rent levels include utilities. If the tenant pays utilities, a utility allowance must be subtracted from the maximum allowable rent to determine the maximum contract rent. Utility allowances shall be calculated as they are currently calculated for Cook County HOME Program rental housing projects. Cook County will review and approve the rents charged on an annual basis. The rent limits shall be updated by HUD on an annual basis, and distributed by Cook County to all owners and property managers.

Low-Income (Set-aside): For NSP3-assisted units designated as set-aside units (those occupied by households earning less than 50% of the area median income), rents shall not exceed the limits established by the HOME Investment Partnerships Program for very low-income families (24 CFR Part 92.252(b)), otherwise known as low HOME rents.

Moderate-Income: For NSP3-assisted units occupied by households earning between 51 and 80% of the area median income, rents shall not exceed the maximum limits established by the HOME Investment Partnerships Program (24 CFR Part 92.252(a)), otherwise known as high HOME rents.

Middle-Income: For NSP3-assisted units occupied by households earning between 81 and 120% of the area median income, rents shall not exceed 110% of Fair Market Rents (FMR) for comparable units in the area as established by HUD under 24 CFR 888.111.

Housing Rehabilitation/New Construction Standards:

All rehabilitated properties shall, upon completion of the rehabilitation, comply with the minimum requirements of the International Property Maintenance Code, 2003 Edition, Chapters 2 through 8, or the corresponding chapters of the version of the Property Maintenance Code in force in the jurisdiction in which the property is located. Provisions of the Cook County housing rehabilitation standards shall supersede the Property Maintenance Code where more stringent, or protective, or in disallowance of work as ineligible. At no time shall a standard, specification or code be permitted that is less stringent than the



minimum property standard hereby adopted for Cook County NSP3.

- The International Property Maintenance Code, 2003 (IPMC)
- Applicable codes of the local jurisdiction (only if more prescriptive than the above referenced International maintenance or property codes)
- Manufacturer Standards and Installation Instructions
- Residential Construction Performance Guidelines for Professional Builders and Remodelers
- The Cook County Material and Workmanship Standards
- Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings
- Regulation on Lead-Based Paint Hazards in Federally-Owned Housing and Housing Receiving Federal Assistance, and the EPA Renovation, Repair and Painting Program Final Rule
- Residential Remodeling and Universal Design: Making Homes More Comfortable and Accessible
- Uniform Federal Accessibility Standards (UFAS)

Substandard dwellings that cannot be brought into compliance with the Cook County housing rehabilitation standards and applicable code requirements shall be deemed not suitable for rehabilitation and shall not be rehabilitated. If the cost of rehabilitation exceeds 50% of the appraised market value of the property, the property may be a candidate for demolition and reconstruction.

Reconstructed property shall be subject to property standards established by the Cook County NSP Program for new construction of residential units.

Each item of work conducted under Cook County NSP3 shall contribute to one or more of the following priorities, and items that do not contribute to one or more of the following priorities shall not be done. Conditions, the addressing of which contribute to achieving the following, shall be or should be considered to be substandard conditions, depending upon their seriousness and status of compliance with the applicable codes, standards and guidelines.

PRIORITIES:

- Meet all applicable code requirements
- Protect health and safety of occupants and make the unit a Heal

Housing Rehabilitation/New Construction Standards:

thy Home

- Control or eliminate lead hazards
- Improve or maintain affordability
- Improve comfort, livability, basic privacy and accessibility
- Protect and extend the life expectancy of the dwelling
- Provide critical storage, work or living space
- Adhere to the principles of green building
- Improve the appearance (street presence) of the property

Improve marketability of the property

Vicinity Hiring:

As of June 2010, both proposed target areas suffered from unemployment rates of 10 percent or greater. The West region target area is home to a significant number of working class households who were among the hardest hit during the recent economic downturn as it relates to both unemployment and underemployment. Many individuals in this target area were employed in the construction and industrial trades which experienced particularly significant job loss. Within the South region target area, a significant proportion of the workforce is engaged in healthcare, social and public administration. To the maximum extent feasible, Cook County will work collaboratively with the local jurisdictions and project developers to market opportunities for the hiring of employees that reside in the vicinity of NSP3 -funded projects or contract with small businesses that are owned and operated by persons residing in the vicinity of NSP3 projects. These opportunities may be construction or professional service related.

Procedures for Preferences for Affordable Rental Dev.:

The jurisdiction certifies that it will be abide by the procedures described in its NSP3 Abbreviated Plan to create preferences for the development of affordable rental housing for properties assisted with NSP3 funds.

Grantee Contact Information:

Jane Hornstein (Deputy Director)Jane.Hornstein@cookcountyil.gov, 312-603-1000
 Bureau of Community Development
 69 W Washington
 Suite 2900
 Chicago, IL 60602

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$7,776,324.00
Total Budget	\$0.00	\$7,776,324.00
Total Obligated	\$0.00	\$7,776,324.00
Total Funds Drawdown	\$1,927,076.60	\$6,181,588.60
Program Funds Drawdown	\$1,877,257.77	\$6,131,769.77



Program Income Drawdown	\$49,818.83	\$49,818.83
Program Income Received	\$49,818.83	\$49,818.83
Total Funds Expended	\$0.00	\$3,981,422.86
Match Contributed	\$0.00	\$0.00

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$1,166,448.60	\$0.00
Limit on Admin/Planning	\$777,632.40	\$388,692.95
Limit on State Admin	\$0.00	\$388,692.95

Progress Toward Activity Type Targets

Activity Type	Target	Actual
Administration	\$777,632.40	\$777,632.00

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$1,944,081.00	\$1,350,496.00

Overall Progress Narrative:

The County has identified two areas of concentration - Chicago Heights and Maywood for the purposes of multifamily rental. 93 units have been acquired with 74 units currently under construction. 19 housing units are complete in the City of Chicago Heights. Marketing has begun for leasing.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
N11, Acquisition/Rehabilitation	\$1,541,180.78	\$6,998,692.00	\$5,750,516.34
N11 Administration, Administration	\$336,076.99	\$777,632.00	\$381,253.43

Activities

Project # / Title: N11 / Acquisition/Rehabilitation

Grantee Activity Number: N11-01-B

Activity Title: Chicago Heights/Hispanic Housing

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

N11

Projected Start Date:

03/01/2011

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition/Rehabilitation

Projected End Date:

02/28/2014

Completed Activity Actual End Date:

Responsible Organization:

Hispanic Housing Development Corporation

Overall

Total Projected Budget from All Sources

Jul 1 thru Sep 30, 2013

N/A

To Date

\$2,025,744.00

Total Budget

\$0.00

\$2,025,744.00

Total Obligated

\$0.00

\$2,025,744.00

Total Funds Drawdown

\$306,834.30

\$1,870,789.11

Program Funds Drawdown

\$265,229.84

\$1,829,184.65

Program Income Drawdown

\$41,604.46

\$41,604.46

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$0.00

\$1,723,806.86

Hispanic Housing Development Corporation

\$0.00

\$1,723,806.86

Match Contributed

\$0.00

\$0.00

Activity Description:

Acquisition and rehabilitation of 12 housing units that have been abandoned or foreclosed upon will be used for rental to qualified households whose income is between 51 and 120% of area median income.

Location Description:

- 820 Peoria Chicago Heights, IL.
- 1038 Ashland Chicago Heights, IL.
- 910 Luther Chicago Heights, IL.
- 1133 Grant Chicago Heights, IL.
- 120 S. Floyd Chicago Heights, IL.
- 1301 Franklin Chicago Heights, IL.
- 74 Terry Chicago Heights, IL.
- 190 W. Raye Dr. Chicago Heights, IL.



- 1111 Schilling Chicago Heights, IL.
- 20 W. 15th St. Chicago Heights, IL.
- 456 Gail Lane Chicago Heights, IL.
- 628 Emerald Chicago Heights, IL.

Activity Progress Narrative:

Rehabilitation is complete for 11 units. 1 property is still under construction and is scheduled to be complete by fall 2013. 5 units have been occupied.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	-12	0/12

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	-13	0/12
# of Singlefamily Units	-13	0/12

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	



Grantee Activity Number: N11-01-B-25%

Activity Title: Chicago Heights-West/Hispanic Housing

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

N11

Projected Start Date:

03/01/2011

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Acquisition/Rehabilitation

Projected End Date:

02/28/2014

Completed Activity Actual End Date:

Responsible Organization:

Hispanic Housing Development Corporation

Overall

Total Projected Budget from All Sources

Jul 1 thru Sep 30, 2013

To Date

Total Budget

N/A

\$1,350,496.00

Total Obligated

\$0.00

\$1,350,496.00

Total Funds Drawdown

\$0.00

\$1,350,496.00

Program Funds Drawdown

\$434,937.36

\$1,186,113.83

Program Income Drawdown

\$434,937.36

\$1,186,113.83

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$0.00

\$0.00

Hispanic Housing Development Corporation

\$0.00

\$290,097.90

Match Contributed

\$0.00

\$290,097.90

\$0.00

\$0.00

Activity Description:

Acquisition and rehabilitation of 9 housing units that have been abandoned or foreclosed upon for rental to qualified households whose income is 50% or less of area median income.

Location Description:

- 1645 Hilltop Chicago Heights, IL.
- 22 E. 24th St. Chicago Heights, IL.
- 1521 Schilling Chicago Heights, IL.
- 335 E. 24th St. Chicago Heights, IL.
- 492 W. 17th St. Chicago Heights, IL.
- 278 W. 16th St. Chicago Heights, IL.
- 635 W. 15th St. Chicago Heights, IL.
- 1606 Euclid Chicago Heights, IL.
- 1238 Park Ave. Chicago Heights, IL.

Activity Progress Narrative:

Rehabilitation is complete for 8 of 9 units; 1 is underway. 1 unit has been occupied.



Accomplishments Performance Measures

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Properties	-9	0/9

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Housing Units	-9	0/10
# of Singlefamily Units	-9	0/10

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	0/10	0/0	0/10	0
# Renter Households	0	0	0	0/10	0/0	0/10	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	



Grantee Activity Number: N11-02-B
Activity Title: Maywood/ Alexander

Activity Category:
 Rehabilitation/reconstruction of residential structures
Project Number:
 N11
Projected Start Date:
 10/31/2011
Benefit Type:
 Direct (HouseHold)
National Objective:
 NSP Only - LMMI

Activity Status:
 Under Way
Project Title:
 Acquisition/Rehabilitation
Projected End Date:
 03/01/2014
Completed Activity Actual End Date:

Responsible Organization:
 Cook County Dept. of Planning & Dev.

Overall	Jul 1 thru Sep 30, 2013	To Date
Total Projected Budget from All Sources	N/A	\$650,000.00
Total Budget	\$100,000.00	\$650,000.00
Total Obligated	\$100,000.00	\$650,000.00
Total Funds Drawdown	\$424,811.15	\$452,031.65
Program Funds Drawdown	\$424,811.15	\$452,031.65
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$2,125.00
Cook County Dept. of Planning & Dev.	\$0.00	\$2,125.00
Match Contributed	\$0.00	\$0.00

Activity Description:
 6 units will be rehabbed for rental to qualified households.

Location Description:

- 1007 S. 4th Ave. Maywood, IL

Activity Progress Narrative:
 Construction is 90% complete. Final draw request is being prepared.

Accomplishments Performance Measures

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



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

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected				
	Low	Mod	Total	Low	Mod	Total	Low/Mod	
# of Households	0	0	0	0/6	0/0	0/6	0	
# Renter Households	0	0	0	0/6	0/0	0/6	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	



Grantee Activity Number:	N11-03-B
Activity Title:	Maywood/ K Young Development

Activity Category:

Acquisition - general

Project Number:

N11

Projected Start Date:

03/01/2011

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition/Rehabilitation

Projected End Date:

02/28/2014

Completed Activity Actual End Date:

Responsible Organization:

Karry L Young Development LLC

Overall	Jul 1 thru Sep 30, 2013	To Date
Total Projected Budget from All Sources	N/A	\$538,171.97
Total Budget	(\$100,000.00)	\$538,171.97
Total Obligated	(\$100,000.00)	\$538,171.97
Total Funds Drawdown	\$252,646.24	\$431,765.74
Program Funds Drawdown	\$252,646.24	\$431,765.74
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$281,101.57
KLY Development LLC	\$0.00	\$281,101.57
Match Contributed	\$0.00	\$0.00

Activity Description:

Acquisition of 23 housing units that have been abandoned and foreclosed upon for ultimate rental to qualified households whose income 50% or less of area median income. The renovation of the 23 units will be completed with HOME funds.

Location Description:

- 1010 Greenwood Maywood, IL.

Activity Progress Narrative:

Closing is complete; notice to proceed has been issued. Construction will begin October 2013.

Accomplishments Performance Measures

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



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	-18	0/23
# of Multifamily Units	-18	0/23

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	



Grantee Activity Number: N11-04-B
Activity Title: Chicago Heights-Mecca

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

N11

Projected Start Date:

03/01/2011

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition/Rehabilitation

Projected End Date:

02/28/2014

Completed Activity Actual End Date:

Responsible Organization:

Mecca Companies Inc.

Overall	Jul 1 thru Sep 30, 2013	To Date
Total Projected Budget from All Sources	N/A	\$1,866,960.52
Total Budget	\$0.00	\$1,866,960.52
Total Obligated	\$0.00	\$1,866,960.52
Total Funds Drawdown	\$1,056.04	\$1,688,920.32
Program Funds Drawdown	\$281.19	\$1,688,145.47
Program Income Drawdown	\$774.85	\$774.85
Program Income Received	\$49,818.83	\$49,818.83
Total Funds Expended	\$0.00	\$1,664,301.91
Mecca Companies Inc.	\$0.00	\$1,664,301.91
Match Contributed	\$0.00	\$0.00

Activity Description:

Acquisition and reahabilitation of 6 housing units that have been abandoned or foreclosed upon for ultimate resale to qualified households whose income is between 51 and 120% of area median income.

Location Description:

- 140 E. 16th Chicago Heights, IL.
- 150 E. 16th Chicago Heights, IL.
- 152 E. 16th Chicago Heights, IL.
- 1603 Center St. Chicago Heights, IL.
- 1607 Center St. Chicago Heights, IL.
- 1611 Center St. Chicago Heights, IL.

Activity Progress Narrative:

Rehabilitation is complete for all 6 properties. 2 units have been sold.



Accomplishments Performance Measures

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Properties	-4	2/6

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Housing Units	-4	2/6
# of Singlefamily Units	-4	2/6

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	2	0	2	2/0	0/6	2/6	100.00
# Owner Households	2	0	2	2/0	0/6	2/6	100.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
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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:	N11-05-B
Activity Title:	Maywood/PLCCA

Activity Category:

Acquisition - general

Project Number:

N11

Projected Start Date:

10/31/2011

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition/Rehabilitation

Projected End Date:

03/01/2014

Completed Activity Actual End Date:

Responsible Organization:

Proviso Leyden Council for Community Action Inc.

Overall	Jul 1 thru Sep 30, 2013	To Date
Total Projected Budget from All Sources	N/A	\$567,319.51
Total Budget	\$0.00	\$567,319.51
Total Obligated	\$0.00	\$567,319.51
Total Funds Drawdown	\$163,275.00	\$163,275.00
Program Funds Drawdown	\$163,275.00	\$163,275.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
Proviso Leyden Council for Community Action Inc.	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Acquisition of 24 units to be rehabbed using HOME Funds for rental to qualified households whose income is 50% or less of area median income.

Location Description:

- 1830-1898 S. 5th Ave. Maywood, IL

Activity Progress Narrative:

35 unit building was acquired with NSP1 funds and will be reconstructed into a 24 unit building. Plans from the Architect are being finalized including various off-site parking scenarios. Applications for the balance of funding is being secured from Hinsdale Bank, DCEO Energy Efficiency Program and CC Home.

Accomplishments Performance Measures

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



	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	-24		0/24	
# of Multifamily Units	-24		0/24	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Permanent Jobs Created	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	

Project # / Title: N11 Administration / Administration

Grantee Activity Number: N11 Program Administration

Activity Title: N11-7-F

Activity Category:

Administration

Project Number:

N11 Administration

Projected Start Date:

03/01/2011

Benefit Type:

()

National Objective:

N/A

Activity Status:

Under Way

Project Title:

Administration

Projected End Date:

02/28/2014

Completed Activity Actual End Date:

Responsible Organization:

Cook County Dept. of Planning & Dev.

Overall

Jul 1 thru Sep 30, 2013

To Date



Total Projected Budget from All Sources	N/A	\$777,632.00
Total Budget	\$0.00	\$777,632.00
Total Obligated	\$0.00	\$777,632.00
Total Funds Drawdown	\$343,516.51	\$388,692.95
Program Funds Drawdown	\$336,076.99	\$381,253.43
Program Income Drawdown	\$7,439.52	\$7,439.52
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$19,989.62
Match Contributed	\$0.00	\$0.00

Activity Description:

This activity includes support if customary and reasonable eligible program administration costs associated with the aforementioned program activities. These costs include relevant program staffing related to program administration and management including legal, financial, housing counseling and construction administration activities. Costs related to the preparation of this Substantial Amendment will also be charged to administration. All activity delivery costs such as appraisals, title searches and title insurance, environmental assessments, inspections, development fees, engineering studies and mitigation, market analysis, credit underwriting reports, and associated permits, will be charged to each individual project.

Location Description:

N/A

Activity Progress Narrative:

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





Grantee: Cook County, IL

Grant: B-11-UN-17-0001

October 1, 2013 thru December 31, 2013 Performance



Grant Number:

B-11-UN-17-0001

Obligation Date:**Award Date:****Grantee Name:**

Cook County, IL

Contract End Date:

03/14/2014

Review by HUD:

Reviewed and Approved

Grant Award Amount:

\$7,776,324.00

Grant Status:

Active

QPR Contact:

Lesa Carey

LOCCS Authorized Amount:

\$7,776,324.00

Estimated PI/RL Funds:

\$388,998.70

Total Budget:

\$8,165,322.70

Disasters:

Declaration Number

NSP

Narratives

Summary of Distribution and Uses of NSP Funds:

Cook County determined the potential areas of greatest need for targeting of NSP3 funds through a comprehensive review of HUD data estimates of foreclosures needs and foreclosure-related needs scores at the census tract level for the 131 suburban municipalities. The 37 municipalities separated by geographic region, with a minimum foreclosure needs score of 17 are indicated in the Eligible Target Areas Table in the Appendix. Given limited funding and resources under NSP3, Cook County has further defined its target areas to focus efforts in communities that face an increased incidence of foreclosures as well as ongoing economic instability. Towards this end, Cook County will be prioritizing NSP 3 assistance to community areas with a minimum foreclosure needs score of 19 or 20 that have previously benefitted from specifically designated significant assistance under NSP1. Chicago Heights and Maywood are the two communities where NSP1 was heavily focused and the County felt those two cities could make a larger impact. Both communities have multifamily buildings that are abandoned, vacant or foreclosed.

How Fund Use Addresses Market Conditions:

The jurisdiction certifies that it will comply with the Dodd-Frank Wall Street Reform and Consumer Protection Act and Title XII of Division A of the American Recovery and Reinvestment Act of 2009 by spending 50 percent of its grant funds within 2 years, and spending 100 percent within 3 years, of receipt of the grant.

Ensuring Continued Affordability:

All NSP3-assisted housing units will be subject to the following minimum affordability restrictions. The affordability period is determined on the amount of NSP3 assistance on a per-unit basis. For the units that undergo reconstruction (replacement of an existing unit with a new, comparable unit), the affordability period will automatically be 20 years.

- Under \$15,000 = 5 Years
- \$15,000 - \$40,000 = 10 Years
- Over \$40,000 = 15 Years
- New Construction/Reconstruction = 20 Years

Cook County may elect to require longer affordability periods on a project by project basis subject to community need. Cook County will ensure these long term affordability restrictions through the use of a mortgage that will be recorded against the property title. If an owner who has been assisted through this program for the development of rental housing transfers title of the property before the affordability period expires, the deed restrictions related to income targeting, occupancy and property conditions will remain in full force and effect until the term of the affordability has expired.

If a homebuyer receives assistance through this program, such assistance provided by Cook County will be subject to recapture in the event that a transfer of title occurs sale of the property, or failure of the homebuyer to maintain the unit as their principal residence. The County will establish the actual amount of the assistance originally provided to the homebuyer to be recaptured (repayment based on the above detailed forgiveness schedule) based on the availability of net proceeds. Net proceeds are hereby defined as any amount remaining after the sale price minus any superior loan or lien repayment has been made and reasonable seller closing costs have been deducted. Throughout the affordability period, the County will monitor NSP-assisted rental units to ensure that the units are affordable and



that the property or properties continue to meet minimum housing quality standards. For NSP-assisted homebuyer units, the County will monitor to ensure that the assisted household occupies the property as their principal residence.

The following affordability period restrictions shall apply to each NSP homebuyer assisted-unit, except as otherwise pre-approved by COUNTY in writing:

Amount of Grant or Loan
Affordability Period
Terms
Recapture Back to Cook County
Under \$15,000 per unit

Homebuyer: 5 years
Nothing is forgiven Years 1-5. 100% due back if homebuyer fails to maintain as principal residence, sells or transfers title within first 5 years
100% due; all is forgiven after year 5
\$15,000 to \$40,000 per unit
Homebuyer: 10 years

Nothing is forgiven Years 1-5. 100% due back if homebuyer fails to maintain as principal residence, sells or transfers title within first 5 years.
Partial forgiveness after year 5
100% due; year 1 to 5, beginning year 6, 20% of balance is forgiven per year, all is forgiven after year 10
\$40,000+ per unit
Homebuyer: 15 years
Nothing is forgiven

Ensuring Continued Affordability:

Years 1-10. 100% due back if homebuyer fails to maintain as principal residence, sells or transfers title within first 10 years. Partial forgiveness after year 10
100% due; year 1 to 10, beginning year 11, 20% of balance is forgiven per year, all is forgiven after year 15

Definition of Blighted Structure:

A blighted structure is any structure unfit for use, habitation, or dangerous to persons or other property. In addition, a structure is blighted when it exhibits objectively determinable signs of deterioration sufficient to constitute a threat to human health, safety, and public welfare. This includes structures showing evidence of physical decay or neglect, excessive use, or lack of maintenance. Characteristics may also include any nuisance conditions including but not limited to:

Any Nuisance as defined by law, or

- (a) Any residential property that poses a public nuisance which may be detrimental to the health or safety of children whether in a building, on the premises of a building, or upon an unoccupied lot. This includes, but is not limited to: abandoned wells, shafts, basements, excavations, unclean swimming pools or spas, abandoned iceboxes, refrigerators, motor vehicles, and any structurally unsound fences or structures, lumber, trash, fences, or debris which may prove a hazard for inquisitive minors;
- (b) Unsanitary conditions or anything offensive to the senses or dangerous to health including, but not limited to, the emission of odors, sewage, human waste, liquids, gases, dust, smoke, vibration or noise, or whatever may render air, food, or drink detrimental to the health of human beings;
- (c) Physical conditions such as, but not limited to, old, dilapidated, abandoned: scrap or metal, paper, building materials and equipment, bottles, glass, appliances, furniture, rags, rubber, motor vehicles, and parts thereof; or
- (d) Physical conditions posing fire hazards,
- (e) Physical conditions posing a hazard such as but not limited to dead or damaged trees.

Definition of Affordable Rents:

For the purposes of NSP3, Cook County will utilize three definitions of Affordable rents to determine the maximum allowable rent for NSP-assisted units. These rent levels include utilities. If the tenant pays utilities, a utility allowance must be subtracted from the maximum allowable rent to determine the maximum contract rent. Utility allowances shall be calculated as they are currently calculated for Cook County HOME Program rental housing projects. Cook County will review and approve the rents charged on an annual basis. The rent limits shall be updated by HUD on an annual basis, and distributed by Cook County to all owners and property managers.

Low-Income (Set-aside): For NSP3-assisted units designated as set-aside units (those occupied by households earning less than 50% of the area median income), rents shall not exceed the limits established by the HOME Investment Partnerships Program for very low-income families (24 CFR Part 92.252(b)), otherwise known as low HOME rents.

Moderate-Income: For NSP3-assisted units occupied by households earning between 51 and 80% of the area median income, rents shall not exceed the maximum limits established by the HOME Investment Partnerships Program (24 CFR Part 92.252(a)), otherwise known as high HOME rents.

Middle-Income: For NSP3-assisted units occupied by households earning between 81 and 120% of the area median income, rents shall not exceed 110% of Fair Market Rents (FMR) for comparable units in the area as established by HUD under 24 CFR 888.111.

Housing Rehabilitation/New Construction Standards:

All rehabilitated properties shall, upon completion of the rehabilitation, comply with the minimum requirements of the International Property Maintenance Code, 2003 Edition, Chapters 2 through 8, or the corresponding chapters of the version of the Property Maintenance Code in force in the jurisdiction in which the property is located. Provisions of the Cook County housing rehabilitation standards shall supersede the Property Maintenance Code where more stringent, or protective, or in disallowance of work as ineligible. At no time shall a standard, specification or code be permitted that is less stringent than the



minimum property standard hereby adopted for Cook County NSP3.

- The International Property Maintenance Code, 2003 (IPMC)
- Applicable codes of the local jurisdiction (only if more prescriptive than the above referenced International maintenance or property codes)
- Manufacturer Standards and Installation Instructions
- Residential Construction Performance Guidelines for Professional Builders and Remodelers
- The Cook County Material and Workmanship Standards
- Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings
- Regulation on Lead-Based Paint Hazards in Federally-Owned Housing and Housing Receiving Federal Assistance, and the EPA Renovation, Repair and Painting Program Final Rule
- Residential Remodeling and Universal Design: Making Homes More Comfortable and Accessible
- Uniform Federal Accessibility Standards (UFAS)

Substandard dwellings that cannot be brought into compliance with the Cook County housing rehabilitation standards and applicable code requirements shall be deemed not suitable for rehabilitation and shall not be rehabilitated. If the cost of rehabilitation exceeds 50% of the appraised market value of the property, the property may be a candidate for demolition and reconstruction.

Reconstructed property shall be subject to property standards established by the Cook County NSP Program for new construction of residential units.

Each item of work conducted under Cook County NSP3 shall contribute to one or more of the following priorities, and items that do not contribute to one or more of the following priorities shall not be done. Conditions, the addressing of which contribute to achieving the following, shall be or should be considered to be substandard conditions, depending upon their seriousness and status of compliance with the applicable codes, standards and guidelines.

PRIORITIES:

- Meet all applicable code requirements
- Protect health and safety of occupants and make the unit a Heal

Housing Rehabilitation/New Construction Standards:

thy Home

- Control or eliminate lead hazards
- Improve or maintain affordability
- Improve comfort, livability, basic privacy and accessibility
- Protect and extend the life expectancy of the dwelling
- Provide critical storage, work or living space
- Adhere to the principles of green building
- Improve the appearance (street presence) of the property

Improve marketability of the property

Vicinity Hiring:

As of June 2010, both proposed target areas suffered from unemployment rates of 10 percent or greater. The West region target area is home to a significant number of working class households who were among the hardest hit during the recent economic downturn as it relates to both unemployment and underemployment. Many individuals in this target area were employed in the construction and industrial trades which experienced particularly significant job loss. Within the South region target area, a significant proportion of the workforce is engaged in healthcare, social and public administration. To the maximum extent feasible, Cook County will work collaboratively with the local jurisdictions and project developers to market opportunities for the hiring of employees that reside in the vicinity of NSP3 -funded projects or contract with small businesses that are owned and operated by persons residing in the vicinity of NSP3 projects. These opportunities may be construction or professional service related.

Procedures for Preferences for Affordable Rental Dev.:

The jurisdiction certifies that it will be abide by the procedures described in its NSP3 Abbreviated Plan to create preferences for the development of affordable rental housing for properties assisted with NSP3 funds.

Grantee Contact Information:

Jane Hornstein (Deputy Director) Jane.Hornstein@cookcountyil.gov, 312-603-1000
 Bureau of Community Development
 69 W Washington
 Suite 2900
 Chicago, IL 60602

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$7,616,840.16
Total Budget	\$0.00	\$7,616,840.16
Total Obligated	\$0.00	\$7,776,324.00
Total Funds Drawdown	\$573,466.84	\$6,755,055.44
Program Funds Drawdown	\$573,466.84	\$6,705,236.61



Program Income Drawdown	\$0.00	\$49,818.83
Program Income Received	\$0.00	\$49,818.83
Total Funds Expended	\$2,915,891.32	\$6,897,314.18
Match Contributed	\$0.00	\$0.00

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$1,166,448.60	\$0.00
Limit on Admin/Planning	\$777,632.40	\$531,503.53
Limit on State Admin	\$0.00	\$531,503.53

Progress Toward Activity Type Targets

Activity Type	Target	Actual
Administration	\$777,632.40	\$685,000.00

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$1,944,081.00	\$1,511,277.65

Overall Progress Narrative:

The County has identified two areas of concentration - Chicago Heights and Maywood for the purposes of multifamily rental. 93 units have been acquired with 74 units currently under construction. 19 housing units are complete in the City of Chicago Heights. Marketing has begun for leasing.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
N11, Acquisition/Rehabilitation	\$430,656.26	\$6,998,692.00	\$6,181,172.60
N11 Administration, Administration	\$142,810.58	\$777,632.00	\$524,064.01

Activities

Project # / Title: N11 / Acquisition/Rehabilitation

Grantee Activity Number: N11-01-B

Activity Title: Chicago Heights/Hispanic Housing

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

N11

Projected Start Date:

03/01/2011

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition/Rehabilitation

Projected End Date:

02/28/2014

Completed Activity Actual End Date:

Responsible Organization:

Hispanic Housing Development Corporation

Overall

Total Projected Budget from All Sources

Oct 1 thru Dec 31, 2013

N/A

To Date

\$2,117,521.80

Total Budget

\$91,777.80

\$2,117,521.80

Total Obligated

\$91,777.80

\$2,117,521.80

Total Funds Drawdown

\$193,655.08

\$2,064,444.19

Program Funds Drawdown

\$193,655.08

\$2,022,839.73

Program Income Drawdown

\$0.00

\$41,604.46

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$352,110.48

\$2,075,917.34

Hispanic Housing Development Corporation

\$352,110.48

\$2,075,917.34

Match Contributed

\$0.00

\$0.00

Activity Description:

Acquisition and rehabilitation of 12 housing units that have been abandoned or foreclosed upon will be used for rental to qualified households whose income is between 51 and 120% of area median income.

Location Description:

- 820 Peoria Chicago Heights, IL.
- 1038 Ashland Chicago Heights, IL.
- 910 Luther Chicago Heights, IL.
- 1133 Grant Chicago Heights, IL.
- 120 S. Floyd Chicago Heights, IL.
- 1301 Franklin Chicago Heights, IL.
- 74 Terry Chicago Heights, IL.
- 190 W. Raye Dr. Chicago Heights, IL.



- 1111 Schilling Chicago Heights, IL.
- 20 W. 15th St. Chicago Heights, IL.
- 456 Gail Lane Chicago Heights, IL.
- 628 Emerald Chicago Heights, IL.

Activity Progress Narrative:

Construction is complete for all units; 2 units are under contract and 1 unit is available.

Accomplishments Performance Measures

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Properties	0	0/12

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Housing Units	0	0/12
# of Singlefamily Units	0	0/12

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	



Grantee Activity Number:	N11-01-B-25%
Activity Title:	Chicago Heights-West/Hispanic Housing

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

N11

Projected Start Date:

03/01/2011

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Acquisition/Rehabilitation

Projected End Date:

02/28/2014

Completed Activity Actual End Date:

Responsible Organization:

Hispanic Housing Development Corporation

Overall	Oct 1 thru Dec 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$1,511,277.65
Total Budget	\$68,149.65	\$1,511,277.65
Total Obligated	\$68,149.65	\$1,418,645.65
Total Funds Drawdown	\$232,531.82	\$1,418,645.65
Program Funds Drawdown	\$232,531.82	\$1,418,645.65
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$1,131,601.25	\$1,421,699.15
Hispanic Housing Development Corporation	\$1,131,601.25	\$1,421,699.15
Match Contributed	\$0.00	\$0.00

Activity Description:

Acquisition and rehabilitation of 9 housing units that have been abandoned or foreclosed upon for rental to qualified households whose income is 50% or less of area median income.

Location Description:

- 1645 Hilltop Chicago Heights, IL.
- 22 E. 24th St. Chicago Heights, IL.
- 1521 Schilling Chicago Heights, IL.
- 335 E. 24th St. Chicago Heights, IL.
- 492 W. 17th St. Chicago Heights, IL.
- 278 W. 16th St. Chicago Heights, IL.
- 635 W. 15th St. Chicago Heights, IL.
- 1606 Euclid Chicago Heights, IL.
- 1238 Park Ave. Chicago Heights, IL.

Activity Progress Narrative:

Rehabilitation is complete for all units; 1 unit has been occupied.



Accomplishments Performance Measures

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Properties	0	0/9

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Housing Units	0	0/10
# of Singlefamily Units	0	0/10

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	0/10	0/0	0/10	0
# Renter Households	0	0	0	0/10	0/0	0/10	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	



Grantee Activity Number:	N11-02-B
Activity Title:	Maywood/ Alexander

Activity Category:
Rehabilitation/reconstruction of residential structures

Project Number:
N11

Projected Start Date:
10/31/2011

Benefit Type:
Direct (HouseHold)

National Objective:
NSP Only - LMMI

Activity Status:
Under Way

Project Title:
Acquisition/Rehabilitation

Projected End Date:
03/01/2014

Completed Activity Actual End Date:

Responsible Organization:
Cook County Dept. of Planning & Dev.

Overall	Oct 1 thru Dec 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$650,000.00
Total Budget	\$0.00	\$650,000.00
Total Obligated	\$0.00	\$650,000.00
Total Funds Drawdown	\$0.00	\$452,031.65
Program Funds Drawdown	\$0.00	\$452,031.65
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$449,906.65	\$452,031.65
Cook County Dept. of Planning & Dev.	\$449,906.65	\$452,031.65
Match Contributed	\$0.00	\$0.00

Activity Description:

6 units will be rehabbed for rental to qualified households.

Location Description:

- 1007 S. 4th Ave. Maywood, IL

Activity Progress Narrative:

Construction is complete. Final draw request is being prepared.

Accomplishments Performance Measures

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



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

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected				
	Low	Mod	Total	Low	Mod	Total	Low/Mod	
# of Households	0	0	0	0/6	0/0	0/6	0	
# Renter Households	0	0	0	0/6	0/0	0/6	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	



Grantee Activity Number:	N11-03-B
Activity Title:	Maywood/ K Young Development

Activity Category:

Acquisition - general

Project Number:

N11

Projected Start Date:

03/01/2011

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition/Rehabilitation

Projected End Date:

02/28/2014

Completed Activity Actual End Date:

Responsible Organization:

Karry L Young Development LLC

Overall	Oct 1 thru Dec 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$378,688.13
Total Budget	\$0.00	\$378,688.13
Total Obligated	\$0.00	\$538,171.97
Total Funds Drawdown	\$0.00	\$431,765.74
Program Funds Drawdown	\$0.00	\$431,765.74
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$97,586.56	\$378,688.13
KLY Development LLC	\$97,586.56	\$378,688.13
Match Contributed	\$0.00	\$0.00

Activity Description:

Acquisition of 23 housing units that have been abandoned and foreclosed upon for ultimate rental to qualified households whose income 50% or less of area median income. The renovation of the 23 units will be completed with HOME funds.

Location Description:

- 1010 Greenwood Maywood, IL.

Activity Progress Narrative:

Construction has begun and is 32% complete.

Accomplishments Performance Measures

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



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/23
# of Multifamily Units	0	0/23

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	

Grantee Activity Number: N11-04-B
Activity Title: Chicago Heights-Mecca

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

N11

Projected Start Date:

03/01/2011

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition/Rehabilitation

Projected End Date:

02/28/2014

Completed Activity Actual End Date:

Responsible Organization:

Mecca Companies Inc.

Overall	Oct 1 thru Dec 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$1,866,960.52
Total Budget	\$0.00	\$1,866,960.52
Total Obligated	\$0.00	\$1,866,960.52
Total Funds Drawdown	\$1,200.00	\$1,690,120.32
Program Funds Drawdown	\$1,200.00	\$1,689,345.47
Program Income Drawdown	\$0.00	\$774.85
Program Income Received	\$0.00	\$49,818.83
Total Funds Expended	\$28,312.92	\$1,692,614.83
Mecca Companies Inc.	\$28,312.92	\$1,692,614.83
Match Contributed	\$0.00	\$0.00

Activity Description:

Acquisition and reahabilitation of 6 housing units that have been abandoned or foreclosed upon for ultimate resale to qualified households whose income is between 51 and 120% of area median income.

Location Description:

- 140 E. 16th Chicago Heights, IL.
- 150 E. 16th Chicago Heights, IL.
- 152 E. 16th Chicago Heights, IL.
- 1603 Center St. Chicago Heights, IL.
- 1607 Center St. Chicago Heights, IL.
- 1611 Center St. Chicago Heights, IL.

Activity Progress Narrative:

Rehabilitation is complete for all 6 properties. 2 units have been sold.



Accomplishments Performance Measures

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Properties	0	2/6

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Housing Units	0	2/6
# of Singlefamily Units	0	2/6

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	2/0	0/6	2/6	100.00
# Owner Households	0	0	0	2/0	0/6	2/6	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	



Grantee Activity Number:	N11-05-B
Activity Title:	Maywood/PLCCA

Activity Category:

Acquisition - general

Project Number:

N11

Projected Start Date:

10/31/2011

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition/Rehabilitation

Projected End Date:

03/01/2014

Completed Activity Actual End Date:

Responsible Organization:

Proviso Leyden Council for Community Action Inc.

Overall	Oct 1 thru Dec 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$407,392.06
Total Budget	(\$159,927.45)	\$407,392.06
Total Obligated	(\$159,927.45)	\$407,392.06
Total Funds Drawdown	\$3,269.36	\$166,544.36
Program Funds Drawdown	\$3,269.36	\$166,544.36
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$357,209.03	\$357,209.03
Proviso Leyden Council for Community Action Inc.	\$357,209.03	\$357,209.03
Match Contributed	\$0.00	\$0.00

Activity Description:

Acquisition of 24 units to be rehabbed using HOME Funds for rental to qualified households whose income is 50% or less of area median income.

Location Description:

- 1830-1898 S. 5th Ave. Maywood, IL

Activity Progress Narrative:

35 unit building was acquired with NSP1 funds and will be reconstructed into a 24 unit building. All funding has now been secured and building permit has been released from the Village – demolition/radiation will begin.

Accomplishments Performance Measures

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



	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		0/24	
# of Multifamily Units	0		0/24	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Permanent Jobs Created	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	

Project # / Title: N11 Administration / Administration

Grantee Activity Number: N11 Program Administration

Activity Title: N11-7-F

Activity Category:

Administration

Project Number:

N11 Administration

Projected Start Date:

03/01/2011

Benefit Type:

()

National Objective:

N/A

Activity Status:

Under Way

Project Title:

Administration

Projected End Date:

02/28/2014

Completed Activity Actual End Date:

Responsible Organization:

Cook County Dept. of Planning & Dev.

Overall

Oct 1 thru Dec 31, 2013

To Date



Total Projected Budget from All Sources	N/A	\$685,000.00
Total Budget	\$0.00	\$685,000.00
Total Obligated	\$0.00	\$777,632.00
Total Funds Drawdown	\$142,810.58	\$531,503.53
Program Funds Drawdown	\$142,810.58	\$524,064.01
Program Income Drawdown	\$0.00	\$7,439.52
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$499,164.43	\$519,154.05
Cook County Dept. of Planning & Dev.	\$499,164.43	\$519,154.05
Match Contributed	\$0.00	\$0.00

Activity Description:

This activity includes support if customary and reasonable eligible program administration costs associated with the aforementioned program activities. These costs include relevant program staffing related to program administration and management including legal, financial, housing counseling and construction administration activities. Costs related to the preparation of this Substantial Amendment will also be charged to administration. All activity delivery costs such as appraisals, title searches and title insurance, environmental assessments, inspections, development fees, engineering studies and mitigation, market analysis, credit underwriting reports, and associated permits, will be charged to each individual project.

Location Description:

N/A

Activity Progress Narrative:

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





Grantee: Cook County, IL

Grant: B-11-UN-17-0001

January 1, 2014 thru March 31, 2014 Performance Report



Grant Number:

B-11-UN-17-0001

Obligation Date:**Award Date:****Grantee Name:**

Cook County, IL

Contract End Date:**Review by HUD:**

Reviewed and Approved

Grant Award Amount:

\$7,776,324.00

Grant Status:

Active

QPR Contact:

Lesa Carey

LOCCS Authorized Amount:

\$7,776,324.00

Estimated PI/RL Funds:

\$388,998.70

Total Budget:

\$8,165,322.70

Disasters:

Declaration Number

NSP

Narratives

Summary of Distribution and Uses of NSP Funds:

Cook County determined the potential areas of greatest need for targeting of NSP3 funds through a comprehensive review of HUD data estimates of foreclosures needs and foreclosure-related needs scores at the census tract level for the 131 suburban municipalities. The 37 municipalities separated by geographic region, with a minimum foreclosure needs score of 17 are indicated in the Eligible Target Areas Table in the Appendix. Given limited funding and resources under NSP3, Cook County has further defined its target areas to focus efforts in communities that face an increased incidence of foreclosures as well as ongoing economic instability. Towards this end, Cook County will be prioritizing NSP 3 assistance to community areas with a minimum foreclosure needs score of 19 or 20 that have previously benefitted from specifically designated significant assistance under NSP1. Chicago Heights and Maywood are the two communities where NSP1 was heavily focused and the County felt those two cities could make a larger impact. Both communities have multifamily buildings that are abandoned, vacant or foreclosed.

How Fund Use Addresses Market Conditions:

The jurisdiction certifies that it will comply with the Dodd-Frank Wall Street Reform and Consumer Protection Act and Title XII of Division A of the American Recovery and Reinvestment Act of 2009 by spending 50 percent of its grant funds within 2 years, and spending 100 percent within 3 years, of receipt of the grant.

Ensuring Continued Affordability:

All NSP3-assisted housing units will be subject to the following minimum affordability restrictions. The affordability period is determined on the amount of NSP3 assistance on a per-unit basis. For the units that undergo reconstruction (replacement of an existing unit with a new, comparable unit), the affordability period will automatically be 20 years.

- Under \$15,000 = 5 Years
- \$15,000 - \$40,000 = 10 Years
- Over \$40,000 = 15 Years
- New Construction/Reconstruction = 20 Years

Cook County may elect to require longer affordability periods on a project by project basis subject to community need. Cook County will ensure these long term affordability restrictions through the use of a mortgage that will be recorded against the property title. If an owner who has been assisted through this program for the development of rental housing transfers title of the property before the affordability period expires, the deed restrictions related to income targeting, occupancy and property conditions will remain in full force and effect until the term of the affordability has expired.

If a homebuyer receives assistance through this program, such assistance provided by Cook County will be subject to recapture in the event that a transfer of title occurs sale of the property, or failure of the homebuyer to maintain the unit as their principal residence. The County will establish the actual amount of the assistance originally provided to the homebuyer to be recaptured (repayment based on the above detailed forgiveness schedule) based on the availability of net proceeds. Net proceeds are hereby defined as any amount remaining after the sale price minus any superior loan or lien repayment has been made and reasonable seller closing costs have been deducted. Throughout the affordability period, the County will monitor NSP-assisted rental units to ensure that the units are affordable and



that the property or properties continue to meet minimum housing quality standards. For NSP-assisted homebuyer units, the County will monitor to ensure that the assisted household occupies the property as their principal residence.

The following affordability period restrictions shall apply to each NSP homebuyer assisted-unit, except as otherwise pre-approved by COUNTY in writing:

Amount of Grant or Loan
Affordability Period
Terms
Recapture Back to Cook County
Under \$15,000 per unit

Homebuyer: 5 years
Nothing is forgiven Years 1-5. 100% due back if homebuyer fails to maintain as principal residence, sells or transfers title within first 5 years
100% due; all is forgiven after year 5
\$15,000 to \$40,000 per unit
Homebuyer: 10 years

Nothing is forgiven Years 1-5. 100% due back if homebuyer fails to maintain as principal residence, sells or transfers title within first 5 years.
Partial forgiveness after year 5
100% due; year 1 to 5, beginning year 6, 20% of balance is forgiven per year, all is forgiven after year 10
\$40,000+ per unit
Homebuyer: 15 years
Nothing is forgiven

Ensuring Continued Affordability:

Years 1-10. 100% due back if homebuyer fails to maintain as principal residence, sells or transfers title within first 10 years. Partial forgiveness after year 10
100% due; year 1 to 10, beginning year 11, 20% of balance is forgiven per year, all is forgiven after year 15

Definition of Blighted Structure:

A blighted structure is any structure unfit for use, habitation, or dangerous to persons or other property. In addition, a structure is blighted when it exhibits objectively determinable signs of deterioration sufficient to constitute a threat to human health, safety, and public welfare. This includes structures showing evidence of physical decay or neglect, excessive use, or lack of maintenance. Characteristics may also include any nuisance conditions including but not limited to:

Any Nuisance as defined by law, or

- (a) Any residential property that poses a public nuisance which may be detrimental to the health or safety of children whether in a building, on the premises of a building, or upon an unoccupied lot. This includes, but is not limited to: abandoned wells, shafts, basements, excavations, unclean swimming pools or spas, abandoned iceboxes, refrigerators, motor vehicles, and any structurally unsound fences or structures, lumber, trash, fences, or debris which may prove a hazard for inquisitive minors;
- (b) Unsanitary conditions or anything offensive to the senses or dangerous to health including, but not limited to, the emission of odors, sewage, human waste, liquids, gases, dust, smoke, vibration or noise, or whatever may render air, food, or drink detrimental to the health of human beings;
- (c) Physical conditions such as, but not limited to, old, dilapidated, abandoned: scrap or metal, paper, building materials and equipment, bottles, glass, appliances, furniture, rags, rubber, motor vehicles, and parts thereof; or
- (d) Physical conditions posing fire hazards,
- (e) Physical conditions posing a hazard such as but not limited to dead or damaged trees.

Definition of Affordable Rents:

For the purposes of NSP3, Cook County will utilize three definitions of Affordable rents to determine the maximum allowable rent for NSP-assisted units. These rent levels include utilities. If the tenant pays utilities, a utility allowance must be subtracted from the maximum allowable rent to determine the maximum contract rent. Utility allowances shall be calculated as they are currently calculated for Cook County HOME Program rental housing projects. Cook County will review and approve the rents charged on an annual basis. The rent limits shall be updated by HUD on an annual basis, and distributed by Cook County to all owners and property managers.

Low-Income (Set-aside): For NSP3-assisted units designated as set-aside units (those occupied by households earning less than 50% of the area median income), rents shall not exceed the limits established by the HOME Investment Partnerships Program for very low-income families (24 CFR Part 92.252(b)), otherwise known as low HOME rents.

Moderate-Income: For NSP3-assisted units occupied by households earning between 51 and 80% of the area median income, rents shall not exceed the maximum limits established by the HOME Investment Partnerships Program (24 CFR Part 92.252(a)), otherwise known as high HOME rents.

Middle-Income: For NSP3-assisted units occupied by households earning between 81 and 120% of the area median income, rents shall not exceed 110% of Fair Market Rents (FMR) for comparable units in the area as established by HUD under 24 CFR 888.111.

Housing Rehabilitation/New Construction Standards:

All rehabilitated properties shall, upon completion of the rehabilitation, comply with the minimum requirements of the International Property Maintenance Code, 2003 Edition, Chapters 2 through 8, or the corresponding chapters of the version of the Property Maintenance Code in force in the jurisdiction in which the property is located. Provisions of the Cook County housing rehabilitation standards shall supersede the Property Maintenance Code where more stringent, or protective, or in disallowance of work as ineligible. At no time shall a standard, specification or code be permitted that is less stringent than the



minimum property standard hereby adopted for Cook County NSP3.

- The International Property Maintenance Code, 2003 (IPMC)
- Applicable codes of the local jurisdiction (only if more prescriptive than the above referenced International maintenance or property codes)
- Manufacturer Standards and Installation Instructions
- Residential Construction Performance Guidelines for Professional Builders and Remodelers
- The Cook County Material and Workmanship Standards
- Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings
- Regulation on Lead-Based Paint Hazards in Federally-Owned Housing and Housing Receiving Federal Assistance, and the EPA Renovation, Repair and Painting Program Final Rule
- Residential Remodeling and Universal Design: Making Homes More Comfortable and Accessible
- Uniform Federal Accessibility Standards (UFAS)

Substandard dwellings that cannot be brought into compliance with the Cook County housing rehabilitation standards and applicable code requirements shall be deemed not suitable for rehabilitation and shall not be rehabilitated. If the cost of rehabilitation exceeds 50% of the appraised market value of the property, the property may be a candidate for demolition and reconstruction.

Reconstructed property shall be subject to property standards established by the Cook County NSP Program for new construction of residential units.

Each item of work conducted under Cook County NSP3 shall contribute to one or more of the following priorities, and items that do not contribute to one or more of the following priorities shall not be done. Conditions, the addressing of which contribute to achieving the following, shall be or should be considered to be substandard conditions, depending upon their seriousness and status of compliance with the applicable codes, standards and guidelines.

PRIORITIES:

- Meet all applicable code requirements
- Protect health and safety of occupants and make the unit a Heal

Housing Rehabilitation/New Construction Standards:

thy Home

- Control or eliminate lead hazards
- Improve or maintain affordability
- Improve comfort, livability, basic privacy and accessibility
- Protect and extend the life expectancy of the dwelling
- Provide critical storage, work or living space
- Adhere to the principles of green building
- Improve the appearance (street presence) of the property

Improve marketability of the property

Vicinity Hiring:

As of June 2010, both proposed target areas suffered from unemployment rates of 10 percent or greater. The West region target area is home to a significant number of working class households who were among the hardest hit during the recent economic downturn as it relates to both unemployment and underemployment. Many individuals in this target area were employed in the construction and industrial trades which experienced particularly significant job loss. Within the South region target area, a significant proportion of the workforce is engaged in healthcare, social and public administration. To the maximum extent feasible, Cook County will work collaboratively with the local jurisdictions and project developers to market opportunities for the hiring of employees that reside in the vicinity of NSP3 -funded projects or contract with small businesses that are owned and operated by persons residing in the vicinity of NSP3 projects. These opportunities may be construction or professional service related.

Procedures for Preferences for Affordable Rental Dev.:

The jurisdiction certifies that it will be abide by the procedures described in its NSP3 Abbreviated Plan to create preferences for the development of affordable rental housing for properties assisted with NSP3 funds.

Grantee Contact Information:

Jane Hornstein (Deputy Director)Jane.Hornstein@cookcountyil.gov, 312-603-1000
 Bureau of Community Development
 69 W Washington
 Suite 2900
 Chicago, IL 60602

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$7,970,518.98
Total Budget	\$189,940.76	\$7,970,518.98
Total Obligated	\$189,940.76	\$7,966,264.76
Total Funds Drawdown	\$984,095.30	\$7,739,150.74
Program Funds Drawdown	\$965,252.48	\$7,670,489.09



Program Income Drawdown	\$18,842.82	\$68,661.65
Program Income Received	\$71,593.49	\$121,412.32
Total Funds Expended	\$909,181.95	\$7,806,496.13
Match Contributed	\$0.00	\$0.00

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$1,166,448.60	\$0.00
Limit on Admin/Planning	\$777,632.40	\$638,107.94
Limit on State Admin	\$0.00	\$638,107.94

Progress Toward Activity Type Targets

Activity Type	Target	Actual
Administration	\$777,632.40	\$638,107.94

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$1,944,081.00	\$1,951,312.59

Overall Progress Narrative:

The County has identified two areas of concentration - Chicago Heights and Maywood for the purposes of multifamily rental. 82 units have been acquired with 53 units currently under construction. 29 housing units are complete in the City of Chicago Heights. Marketing has begun for leasing.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
N11, Acquisition/Rehabilitation	\$858,648.07	\$7,480,322.70	\$7,039,820.67
N11 Administration, Administration	\$106,604.41	\$685,000.00	\$630,668.42



Activities

Project # / Title: N11 / Acquisition/Rehabilitation

Grantee Activity Number: N11-01-B

Activity Title: Chicago Heights/Hispanic Housing

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

N11

Projected Start Date:

03/01/2011

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition/Rehabilitation

Projected End Date:

02/28/2014

Completed Activity Actual End Date:

Responsible Organization:

Hispanic Housing Development Corporation

Overall

Total Projected Budget from All Sources

Jan 1 thru Mar 31, 2014

N/A

To Date

\$2,225,672.79

Total Budget

\$53,784.14

\$2,225,672.79

Total Obligated

\$53,784.14

\$2,171,305.94

Total Funds Drawdown

\$60,090.09

\$2,124,534.28

Program Funds Drawdown

\$60,090.09

\$2,082,929.82

Program Income Drawdown

\$0.00

\$41,604.46

Program Income Received

\$52,750.67

\$52,750.67

Total Funds Expended

\$95,388.60

\$2,171,305.94

Hispanic Housing Development Corporation

\$95,388.60

\$2,171,305.94

Match Contributed

\$0.00

\$0.00

Activity Description:

Acquisition and rehabilitation of 12 housing units that have been abandoned or foreclosed upon will be used for rental to qualified households whose income is between 51 and 120% of area median income.

Location Description:

- 820 Peoria Chicago Heights, IL.
- 1038 Ashland Chicago Heights, IL.
- 910 Luther Chicago Heights, IL.
- 1133 Grant Chicago Heights, IL.
- 120 S. Floyd Chicago Heights, IL.
- 1301 Franklin Chicago Heights, IL.
- 74 Terry Chicago Heights, IL.
- 190 W. Raye Dr. Chicago Heights, IL.



- 1111 Schilling Chicago Heights, IL.
- 20 W. 15th St. Chicago Heights, IL.
- 456 Gail Lane Chicago Heights, IL.
- 628 Emerald Chicago Heights, IL.

Activity Progress Narrative:

Construction is complete for all units; 3 units have been sold. 9 units remaining with 6 leases pending review and 3 for rental.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/12

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/12
# of Singlefamily Units	0	0/12

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	



Grantee Activity Number:	N11-01-B-25%
Activity Title:	Chicago Heights-West/Hispanic Housing

Activity Category:
Rehabilitation/reconstruction of residential structures

Activity Status:
Under Way

Project Number:
N11

Project Title:
Acquisition/Rehabilitation

Projected Start Date:
03/01/2011

Projected End Date:
02/28/2014

Benefit Type:
Direct (HouseHold)

Completed Activity Actual End Date:

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

Responsible Organization:
Hispanic Housing Development Corporation

Overall	Jan 1 thru Mar 31, 2014	To Date
Total Projected Budget from All Sources	N/A	\$1,951,312.59
Total Budget	\$535,887.51	\$1,951,312.59
Total Obligated	\$535,887.51	\$1,954,533.16
Total Funds Drawdown	\$426,725.35	\$1,845,371.00
Program Funds Drawdown	\$426,725.35	\$1,845,371.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$342,422.89	\$1,764,122.04
Hispanic Housing Development Corporation	\$342,422.89	\$1,764,122.04
Match Contributed	\$0.00	\$0.00

Activity Description:

Acquisition and rehabilitation of 9 housing units that have been abandoned or foreclosed upon for rental to qualified households whose income is 50% or less of area median income.

Location Description:

- 1645 Hilltop Chicago Heights, IL.
- 22 E. 24th St. Chicago Heights, IL.
- 1521 Schilling Chicago Heights, IL.
- 335 E. 24th St. Chicago Heights, IL.
- 492 W. 17th St. Chicago Heights, IL.
- 278 W. 16th St. Chicago Heights, IL.
- 635 W. 15th St. Chicago Heights, IL.
- 1606 Euclid Chicago Heights, IL.
- 1238 Park Ave. Chicago Heights, IL.

Activity Progress Narrative:

Rehabilitation is complete for all units; 6 units available for rental.



Accomplishments Performance Measures

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Properties	0	0/9

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Housing Units	0	0/10
# of Singlefamily Units	0	0/10

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	0/10	0/0	0/10	0
# Renter Households	0	0	0	0/10	0/0	0/10	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	



Grantee Activity Number: N11-02-B
Activity Title: Maywood/ Alexander

Activity Category:
 Rehabilitation/reconstruction of residential structures
Project Number:
 N11
Projected Start Date:
 10/31/2011
Benefit Type:
 Direct (HouseHold)
National Objective:
 NSP Only - LMMI

Activity Status:
 Under Way
Project Title:
 Acquisition/Rehabilitation
Projected End Date:
 03/01/2014
Completed Activity Actual End Date:

Responsible Organization:
 Dr. Eve Alexandre

Overall	Jan 1 thru Mar 31, 2014	To Date
Total Projected Budget from All Sources	N/A	\$650,000.00
Total Budget	\$0.00	\$650,000.00
Total Obligated	\$0.00	\$650,000.00
Total Funds Drawdown	\$181,499.98	\$633,531.63
Program Funds Drawdown	\$181,499.98	\$633,531.63
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$181,499.98	\$633,531.63
Jean and Eve Alexandre	\$181,499.98	\$633,531.63
Match Contributed	\$0.00	\$0.00

Activity Description:
 6 units will be rehabbed for rental to qualified households.

Location Description:

- 1007 S. 4th Ave. Maywood, IL

Activity Progress Narrative:
 Construction is complete. 1 unit has been leased.

Accomplishments Performance Measures

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



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	1	1/6
# of Multifamily Units	1	1/6

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected				
	Low	Mod	Total	Low	Mod	Total	Low/Mod	
# of Households	0	0	0	0/6	0/0	0/6	0	
# Renter Households	0	0	0	0/6	0/0	0/6	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	



Grantee Activity Number:	N11-03-B
Activity Title:	Maywood/ K Young Development

Activity Category:

Acquisition - general

Project Number:

N11

Projected Start Date:

03/01/2011

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition/Rehabilitation

Projected End Date:

02/28/2014

Completed Activity Actual End Date:

Responsible Organization:

Karry L Young Development LLC

Overall	Jan 1 thru Mar 31, 2014	To Date
Total Projected Budget from All Sources	N/A	\$378,688.13
Total Budget	(\$159,483.84)	\$378,688.13
Total Obligated	(\$159,483.84)	\$378,688.13
Total Funds Drawdown	\$0.00	\$431,765.74
Program Funds Drawdown	\$0.00	\$431,765.74
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$378,688.13
KLY Development LLC	\$0.00	\$378,688.13
Match Contributed	\$0.00	\$0.00

Activity Description:

Acquisition of 23 housing units that have been abandoned and foreclosed upon for ultimate rental to qualified households whose income 50% or less of area median income. The renovation of the 23 units will be completed with HOME funds.

Location Description:

- 1010 Greenwood Maywood, IL.

Activity Progress Narrative:

Construction has begun and is 50% complete.

Accomplishments Performance Measures

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



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/23
# of Multifamily Units	0	0/23

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	



Grantee Activity Number: N11-04-B
Activity Title: Chicago Heights-Mecca

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

N11

Projected Start Date:

03/01/2011

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition/Rehabilitation

Projected End Date:

02/28/2014

Completed Activity Actual End Date:

Responsible Organization:

Mecca Companies Inc.

Overall	Jan 1 thru Mar 31, 2014	To Date
Total Projected Budget from All Sources	N/A	\$1,719,345.47
Total Budget	(\$147,615.05)	\$1,719,345.47
Total Obligated	(\$147,615.05)	\$1,719,345.47
Total Funds Drawdown	\$9,055.53	\$1,699,175.85
Program Funds Drawdown	\$9,055.53	\$1,698,401.00
Program Income Drawdown	\$0.00	\$774.85
Program Income Received	\$18,842.82	\$68,661.65
Total Funds Expended	\$0.00	\$1,692,614.83
Mecca Companies Inc.	\$0.00	\$1,692,614.83
Match Contributed	\$0.00	\$0.00

Activity Description:

Acquisition and reahabilitation of 6 housing units that have been abandoned or foreclosed upon for ultimate resale to qualified households whose income is between 51 and 120% of area median income.

Location Description:

- 140 E. 16th Chicago Heights, IL.
- 150 E. 16th Chicago Heights, IL.
- 152 E. 16th Chicago Heights, IL.
- 1603 Center St. Chicago Heights, IL.
- 1607 Center St. Chicago Heights, IL.
- 1611 Center St. Chicago Heights, IL.

Activity Progress Narrative:

Rehabilitation is complete for all 6 properties. 3 units have been sold. 3 units are under contract.



Accomplishments Performance Measures

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Properties	0	2/6

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Housing Units	0	2/6
# of Singlefamily Units	0	2/6

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	2/0	0/6	2/6	100.00
# Owner Households	0	0	0	2/0	0/6	2/6	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	

Grantee Activity Number:	N11-05-B
Activity Title:	Maywood/PLCCA

Activity Category:

Acquisition - general

Project Number:

N11

Projected Start Date:

10/31/2011

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition/Rehabilitation

Projected End Date:

03/01/2014

Completed Activity Actual End Date:

Responsible Organization:

Proviso Leyden Council for Community Action Inc.

Overall	Jan 1 thru Mar 31, 2014	To Date
Total Projected Budget from All Sources	N/A	\$407,392.06
Total Budget	\$0.00	\$407,392.06
Total Obligated	\$0.00	\$407,392.06
Total Funds Drawdown	\$200,119.94	\$366,664.30
Program Funds Drawdown	\$181,277.12	\$347,821.48
Program Income Drawdown	\$18,842.82	\$18,842.82
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$249,240.97	\$606,450.00
Proviso Leyden Council for Community Action Inc.	\$249,240.97	\$606,450.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Acquisition of 24 units to be rehabbed using HOME Funds for rental to qualified households whose income is 50% or less of area median income.

Location Description:

- 1830-1898 S. 5th Ave. Maywood, IL

Activity Progress Narrative:

Home loan has closed. Construction is ready to begin.

Accomplishments Performance Measures

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



	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		0/24	
# of Multifamily Units	0		0/24	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Permanent Jobs Created	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	

Project # / Title: N11 Administration / Administration

Grantee Activity Number: N11 Program Administration

Activity Title: N11-7-F

Activity Category:

Administration

Project Number:

N11 Administration

Projected Start Date:

03/01/2011

Benefit Type:

()

National Objective:

N/A

Activity Status:

Under Way

Project Title:

Administration

Projected End Date:

02/28/2014

Completed Activity Actual End Date:

Responsible Organization:

Cook County Dept. of Planning & Dev.

Overall

Jan 1 thru Mar 31, 2014

To Date



Total Projected Budget from All Sources	N/A	\$638,107.94
Total Budget	(\$92,632.00)	\$638,107.94
Total Obligated	(\$92,632.00)	\$685,000.00
Total Funds Drawdown	\$106,604.41	\$638,107.94
Program Funds Drawdown	\$106,604.41	\$630,668.42
Program Income Drawdown	\$0.00	\$7,439.52
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$40,629.51	\$559,783.56
Cook County Dept. of Planning & Dev.	\$40,629.51	\$559,783.56
Match Contributed	\$0.00	\$0.00

Activity Description:

This activity includes support if customary and reasonable eligible program administration costs associated with the aforementioned program activities. These costs include relevant program staffing related to program administration and management including legal, financial, housing counseling and construction administration activities. Costs related to the preparation of this Substantial Amendment will also be charged to administration. All activity delivery costs such as appraisals, title searches and title insurance, environmental assessments, inspections, development fees, engineering studies and mitigation, market analysis, credit underwriting reports, and associated permits, will be charged to each individual project.

Location Description:

N/A

Activity Progress Narrative:

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





Grantee: Cook County, IL

Grant: B-11-UN-17-0001

April 1, 2014 thru June 30, 2014 Performance Report



Grant Number:

B-11-UN-17-0001

Obligation Date:**Award Date:****Grantee Name:**

Cook County, IL

Contract End Date:**Review by HUD:**

Reviewed and Approved

Grant Award Amount:

\$7,776,324.00

Grant Status:

Active

QPR Contact:

Lesa Carey

LOCCS Authorized Amount:

\$7,776,324.00

Estimated PI/RL Funds:

\$388,998.70

Total Budget:

\$8,165,322.70

Disasters:

Declaration Number

NSP

Narratives

Summary of Distribution and Uses of NSP Funds:

Cook County determined the potential areas of greatest need for targeting of NSP3 funds through a comprehensive review of HUD data estimates of foreclosures needs and foreclosure-related needs scores at the census tract level for the 131 suburban municipalities. The 37 municipalities separated by geographic region, with a minimum foreclosure needs score of 17 are indicated in the Eligible Target Areas Table in the Appendix. Given limited funding and resources under NSP3, Cook County has further defined its target areas to focus efforts in communities that face an increased incidence of foreclosures as well as ongoing economic instability. Towards this end, Cook County will be prioritizing NSP 3 assistance to community areas with a minimum foreclosure needs score of 19 or 20 that have previously benefitted from specifically designated significant assistance under NSP1. Chicago Heights and Maywood are the two communities where NSP1 was heavily focused and the County felt those two cities could make a larger impact. Both communities have multifamily buildings that are abandoned, vacant or foreclosed.

How Fund Use Addresses Market Conditions:

The jurisdiction certifies that it will comply with the Dodd-Frank Wall Street Reform and Consumer Protection Act and Title XII of Division A of the American Recovery and Reinvestment Act of 2009 by spending 50 percent of its grant funds within 2 years, and spending 100 percent within 3 years, of receipt of the grant.

Ensuring Continued Affordability:

All NSP3-assisted housing units will be subject to the following minimum affordability restrictions. The affordability period is determined on the amount of NSP3 assistance on a per-unit basis. For the units that undergo reconstruction (replacement of an existing unit with a new, comparable unit), the affordability period will automatically be 20 years.

- Under \$15,000 = 5 Years
- \$15,000 - \$40,000 = 10 Years
- Over \$40,000 = 15 Years
- New Construction/Reconstruction = 20 Years

Cook County may elect to require longer affordability periods on a project by project basis subject to community need. Cook County will ensure these long term affordability restrictions through the use of a mortgage that will be recorded against the property title. If an owner who has been assisted through this program for the development of rental housing transfers title of the property before the affordability period expires, the deed restrictions related to income targeting, occupancy and property conditions will remain in full force and effect until the term of the affordability has expired.

If a homebuyer receives assistance through this program, such assistance provided by Cook County will be subject to recapture in the event that a transfer of title occurs sale of the property, or failure of the homebuyer to maintain the unit as their principal residence. The County will establish the actual amount of the assistance originally provided to the homebuyer to be recaptured (repayment based on the above detailed forgiveness schedule) based on the availability of net proceeds. Net proceeds are hereby defined as any amount remaining after the sale price minus any superior loan or lien repayment has been made and reasonable seller closing costs have been deducted. Throughout the affordability period, the County will monitor NSP-assisted rental units to ensure that the units are affordable and



that the property or properties continue to meet minimum housing quality standards. For NSP-assisted homebuyer units, the County will monitor to ensure that the assisted household occupies the property as their principal residence.

The following affordability period restrictions shall apply to each NSP homebuyer assisted-unit, except as otherwise pre-approved by COUNTY in writing:

Amount of Grant or Loan
Affordability Period
Terms
Recapture Back to Cook County
Under \$15,000 per unit

Homebuyer: 5 years
Nothing is forgiven Years 1-5. 100% due back if homebuyer fails to maintain as principal residence, sells or transfers title within first 5 years
100% due; all is forgiven after year 5
\$15,000 to \$40,000 per unit
Homebuyer: 10 years

Nothing is forgiven Years 1-5. 100% due back if homebuyer fails to maintain as principal residence, sells or transfers title within first 5 years.
Partial forgiveness after year 5
100% due; year 1 to 5, beginning year 6, 20% of balance is forgiven per year, all is forgiven after year 10
\$40,000+ per unit
Homebuyer: 15 years
Nothing is forgiven

Ensuring Continued Affordability:

Years 1-10. 100% due back if homebuyer fails to maintain as principal residence, sells or transfers title within first 10 years. Partial forgiveness after year 10
100% due; year 1 to 10, beginning year 11, 20% of balance is forgiven per year, all is forgiven after year 15

Definition of Blighted Structure:

A blighted structure is any structure unfit for use, habitation, or dangerous to persons or other property. In addition, a structure is blighted when it exhibits objectively determinable signs of deterioration sufficient to constitute a threat to human health, safety, and public welfare. This includes structures showing evidence of physical decay or neglect, excessive use, or lack of maintenance. Characteristics may also include any nuisance conditions including but not limited to:

Any Nuisance as defined by law, or

- (a) Any residential property that poses a public nuisance which may be detrimental to the health or safety of children whether in a building, on the premises of a building, or upon an unoccupied lot. This includes, but is not limited to: abandoned wells, shafts, basements, excavations, unclean swimming pools or spas, abandoned iceboxes, refrigerators, motor vehicles, and any structurally unsound fences or structures, lumber, trash, fences, or debris which may prove a hazard for inquisitive minors;
- (b) Unsanitary conditions or anything offensive to the senses or dangerous to health including, but not limited to, the emission of odors, sewage, human waste, liquids, gases, dust, smoke, vibration or noise, or whatever may render air, food, or drink detrimental to the health of human beings;
- (c) Physical conditions such as, but not limited to, old, dilapidated, abandoned: scrap or metal, paper, building materials and equipment, bottles, glass, appliances, furniture, rags, rubber, motor vehicles, and parts thereof; or
- (d) Physical conditions posing fire hazards,
- (e) Physical conditions posing a hazard such as but not limited to dead or damaged trees.

Definition of Affordable Rents:

For the purposes of NSP3, Cook County will utilize three definitions of Affordable rents to determine the maximum allowable rent for NSP-assisted units. These rent levels include utilities. If the tenant pays utilities, a utility allowance must be subtracted from the maximum allowable rent to determine the maximum contract rent. Utility allowances shall be calculated as they are currently calculated for Cook County HOME Program rental housing projects. Cook County will review and approve the rents charged on an annual basis. The rent limits shall be updated by HUD on an annual basis, and distributed by Cook County to all owners and property managers.

Low-Income (Set-aside): For NSP3-assisted units designated as set-aside units (those occupied by households earning less than 50% of the area median income), rents shall not exceed the limits established by the HOME Investment Partnerships Program for very low-income families (24 CFR Part 92.252(b)), otherwise known as low HOME rents.

Moderate-Income: For NSP3-assisted units occupied by households earning between 51 and 80% of the area median income, rents shall not exceed the maximum limits established by the HOME Investment Partnerships Program (24 CFR Part 92.252(a)), otherwise known as high HOME rents.

Middle-Income: For NSP3-assisted units occupied by households earning between 81 and 120% of the area median income, rents shall not exceed 110% of Fair Market Rents (FMR) for comparable units in the area as established by HUD under 24 CFR 888.111.

Housing Rehabilitation/New Construction Standards:

All rehabilitated properties shall, upon completion of the rehabilitation, comply with the minimum requirements of the International Property Maintenance Code, 2003 Edition, Chapters 2 through 8, or the corresponding chapters of the version of the Property Maintenance Code in force in the jurisdiction in which the property is located. Provisions of the Cook County housing rehabilitation standards shall supersede the Property Maintenance Code where more stringent, or protective, or in disallowance of work as ineligible. At no time shall a standard, specification or code be permitted that is less stringent than the



minimum property standard hereby adopted for Cook County NSP3.

- The International Property Maintenance Code, 2003 (IPMC)
- Applicable codes of the local jurisdiction (only if more prescriptive than the above referenced International maintenance or property codes)
- Manufacturer Standards and Installation Instructions
- Residential Construction Performance Guidelines for Professional Builders and Remodelers
- The Cook County Material and Workmanship Standards
- Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings
- Regulation on Lead-Based Paint Hazards in Federally-Owned Housing and Housing Receiving Federal Assistance, and the EPA Renovation, Repair and Painting Program Final Rule
- Residential Remodeling and Universal Design: Making Homes More Comfortable and Accessible
- Uniform Federal Accessibility Standards (UFAS)

Substandard dwellings that cannot be brought into compliance with the Cook County housing rehabilitation standards and applicable code requirements shall be deemed not suitable for rehabilitation and shall not be rehabilitated. If the cost of rehabilitation exceeds 50% of the appraised market value of the property, the property may be a candidate for demolition and reconstruction.

Reconstructed property shall be subject to property standards established by the Cook County NSP Program for new construction of residential units.

Each item of work conducted under Cook County NSP3 shall contribute to one or more of the following priorities, and items that do not contribute to one or more of the following priorities shall not be done. Conditions, the addressing of which contribute to achieving the following, shall be or should be considered to be substandard conditions, depending upon their seriousness and status of compliance with the applicable codes, standards and guidelines.

PRIORITIES:

- Meet all applicable code requirements
- Protect health and safety of occupants and make the unit a Heal

Housing Rehabilitation/New Construction Standards:

thy Home

- Control or eliminate lead hazards
- Improve or maintain affordability
- Improve comfort, livability, basic privacy and accessibility
- Protect and extend the life expectancy of the dwelling
- Provide critical storage, work or living space
- Adhere to the principles of green building
- Improve the appearance (street presence) of the property

Improve marketability of the property

Vicinity Hiring:

As of June 2010, both proposed target areas suffered from unemployment rates of 10 percent or greater. The West region target area is home to a significant number of working class households who were among the hardest hit during the recent economic downturn as it relates to both unemployment and underemployment. Many individuals in this target area were employed in the construction and industrial trades which experienced particularly significant job loss. Within the South region target area, a significant proportion of the workforce is engaged in healthcare, social and public administration. To the maximum extent feasible, Cook County will work collaboratively with the local jurisdictions and project developers to market opportunities for the hiring of employees that reside in the vicinity of NSP3 -funded projects or contract with small businesses that are owned and operated by persons residing in the vicinity of NSP3 projects. These opportunities may be construction or professional service related.

Procedures for Preferences for Affordable Rental Dev.:

The jurisdiction certifies that it will be abide by the procedures described in its NSP3 Abbreviated Plan to create preferences for the development of affordable rental housing for properties assisted with NSP3 funds.

Grantee Contact Information:

Jane Hornstein (Deputy Director)Jane.Hornstein@cookcountyil.gov, 312-603-1000
 Bureau of Community Development
 69 W Washington
 Suite 2900
 Chicago, IL 60602

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$8,138,494.84
Total Budget	\$171,635.79	\$8,138,494.84
Total Obligated	\$171,635.79	\$8,137,900.55
Total Funds Drawdown	\$190,919.40	\$7,930,070.14
Program Funds Drawdown	\$0.00	\$7,670,489.09



Program Income Drawdown	\$190,919.40	\$259,581.05
Program Income Received	\$190,917.15	\$312,329.47
Total Funds Expended	\$0.00	\$7,806,496.13
Match Contributed	\$0.00	\$0.00

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$1,166,448.60	\$0.00
Limit on Admin/Planning	\$777,632.40	\$715,049.81
Limit on State Admin	\$0.00	\$715,049.81

Progress Toward Activity Type Targets

Activity Type	Target	Actual
Administration	\$777,632.40	\$715,644.10

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$1,944,081.00	\$1,951,312.59

Overall Progress Narrative:

The County has identified two areas of concentration - Chicago Heights and Maywood for the purposes of multifamily rental. 82 Units have been acquired with 47 units currently under construction. 29 housing units are complete in the City of Chicago Heights. Marketing has begun for leasing.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
N11, Acquisition/Rehabilitation	\$0.00	\$7,450,272.89	\$7,039,820.67
N11 Administration, Administration	\$0.00	\$715,049.81	\$630,668.42



Activities

Project # / Title: N11 / Acquisition/Rehabilitation

Grantee Activity Number: N11-01-B

Activity Title: Chicago Heights/Hispanic Housing

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

N11

Projected Start Date:

03/01/2011

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition/Rehabilitation

Projected End Date:

02/28/2014

Completed Activity Actual End Date:

Responsible Organization:

Hispanic Housing Development Corporation

Overall

Total Projected Budget from All Sources

Apr 1 thru Jun 30, 2014

N/A

To Date

\$2,225,672.79

Total Budget

\$54,366.85

\$2,225,672.79

Total Obligated

\$54,366.85

\$2,225,672.79

Total Funds Drawdown

\$8,651.62

\$2,133,185.90

Program Funds Drawdown

\$0.00

\$2,082,929.82

Program Income Drawdown

\$8,651.62

\$50,256.08

Program Income Received

\$0.00

\$52,750.67

Total Funds Expended

\$0.00

\$2,171,305.94

Hispanic Housing Development Corporation

\$0.00

\$2,171,305.94

Match Contributed

\$0.00

\$0.00

Activity Description:

Acquisition and rehabilitation of 12 housing units that have been abandoned or foreclosed upon will be used for rental to qualified households whose income is between 51 and 120% of area median income.

Location Description:

- 820 Peoria Street, Chicago Heights, IL. 60411
- 1038 Ashland Avenue, Chicago Heights, IL. 60411
- 910 Luther Lane, Chicago Heights, IL. 60411
- 1133 Grant Avenue, Chicago Heights, IL. 60411
- 120 S. Floyd Lane, Chicago Heights, IL. 60411
- 1301 Franklin Avenue, Chicago Heights, IL. 60411
- 74 Terry Court, Chicago Heights, IL. 60411
- 190 W. Raye Dr., Chicago Heights, IL. 60411



- 1111 Schilling Avenue, Chicago Heights, IL. 60411
- 20 W. 15th St., Chicago Heights, IL. 60411
- 456 Gail Lane, Chicago Heights, IL. 60411
- 628 Emerald Avenue, Chicago Heights, IL. 60411

Activity Progress Narrative:

Construction is complete for all 12 units. 3 Units have been sold; 6 units have been leased and 3 units are available for immediate occupancy.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	9	9/12

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	9	9/12
# of Singlefamily Units	9	9/12

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

Address	City	County	State	Zip	Status / Accept
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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: N11-01-B-25%

Activity Title: Chicago Heights-West/Hispanic Housing

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

N11

Projected Start Date:

03/01/2011

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Acquisition/Rehabilitation

Projected End Date:

02/28/2014

Completed Activity Actual End Date:

Responsible Organization:

Hispanic Housing Development Corporation

Overall

Total Projected Budget from All Sources

Apr 1 thru Jun 30, 2014

N/A

To Date

\$1,951,312.59

Total Budget

(\$3,220.57)

\$1,951,312.59

Total Obligated

(\$3,220.57)

\$1,951,312.59

Total Funds Drawdown

\$27,236.06

\$1,872,607.06

Program Funds Drawdown

\$0.00

\$1,845,371.00

Program Income Drawdown

\$27,236.06

\$27,236.06

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$0.00

\$1,764,122.04

Hispanic Housing Development Corporation

\$0.00

\$1,764,122.04

Match Contributed

\$0.00

\$0.00

Activity Description:

Acquisition and rehabilitation of 9 housing units that have been abandoned or foreclosed upon for rental to qualified households whose income is 50% or less of area median income.

Location Description:

- 1645 Hilltop Ave., Chicago Heights, IL. 60411
- 22 E. 24th St., Chicago Heights, IL. 60411
- 1521 Schilling Ave., Chicago Heights, IL. 60411
- 335 E. 24th St., Chicago Heights, IL. 60411
- 492 W. 17th St., Chicago Heights, IL. 60411
- 278 W. 16th St., Chicago Heights, IL. 60411
- 635 W. 15th St., Chicago Heights, IL. 60411
- 1606 Euclid Ave., Chicago Heights, IL. 60411
- 1238 Park Ave., Chicago Heights, IL. 60411

Activity Progress Narrative:

Rehabilitation is complete on all 9 properties. 8 units have been leased; 2 units remain available for immediate occupancy.



Accomplishments Performance Measures

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Properties	8	8/9

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Housing Units	8	8/10
# of Singlefamily Units	8	8/10

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	0/10	0/0	0/10	0
# Renter Households	0	0	0	0/10	0/0	0/10	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	



Grantee Activity Number:	N11-02-B
Activity Title:	Maywood/ Alexander

Activity Category:
Rehabilitation/reconstruction of residential structures

Activity Status:
Under Way

Project Number:
N11

Project Title:
Acquisition/Rehabilitation

Projected Start Date:
10/31/2011

Projected End Date:
03/01/2014

Benefit Type:
Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:
NSP Only - LMMI

Responsible Organization:
Dr. Eve Alexandre

Overall	Apr 1 thru Jun 30, 2014	To Date
Total Projected Budget from All Sources	N/A	\$650,000.00
Total Budget	\$0.00	\$650,000.00
Total Obligated	\$0.00	\$650,000.00
Total Funds Drawdown	\$0.00	\$633,531.63
Program Funds Drawdown	\$0.00	\$633,531.63
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$633,531.63
Jean and Eve Alexandre	\$0.00	\$633,531.63
Match Contributed	\$0.00	\$0.00

Activity Description:

6 units will be rehabbed for rental to qualified households.

Location Description:

- 1007 S. 4th Ave., Maywood, IL. 60153

Activity Progress Narrative:

Construction is complete for the 6 unit building. All 6 units have been leased.

Accomplishments Performance Measures

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



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	5	6/6
# of Multifamily Units	5	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	0/6	0/0	0/6	0	
# Renter Households	0	0	0	0/6	0/0	0/6	0	

Activity Locations

Address	City	County	State	Zip	Status / Accept
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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:	N11-03-B
Activity Title:	Maywood/ K Young Development

Activity Category:

Acquisition - general

Project Number:

N11

Projected Start Date:

03/01/2011

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition/Rehabilitation

Projected End Date:

02/28/2014

Completed Activity Actual End Date:

Responsible Organization:

Karry L Young Development LLC

Overall	Apr 1 thru Jun 30, 2014	To Date
Total Projected Budget from All Sources	N/A	\$431,765.74
Total Budget	\$53,077.61	\$431,765.74
Total Obligated	\$53,077.61	\$431,765.74
Total Funds Drawdown	\$0.00	\$431,765.74
Program Funds Drawdown	\$0.00	\$431,765.74
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$378,688.13
KLY Development LLC	\$0.00	\$378,688.13
Match Contributed	\$0.00	\$0.00

Activity Description:

Acquisition of 23 housing units that have been abandoned and foreclosed upon for ultimate rental to qualified households whose income 50% or less of area median income. The renovation of the 23 units will be completed with HOME funds.

Location Description:

- 1010 Greenwood Ave., Maywood, IL. 60153

Activity Progress Narrative:

Construction of the 23 unit building has begun and is 85% near completion.

Accomplishments Performance Measures

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



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/23
# of Multifamily Units	0	0/23

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	



Grantee Activity Number: N11-04-B
Activity Title: Chicago Heights-Mecca

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

N11

Projected Start Date:

03/01/2011

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition/Rehabilitation

Projected End Date:

02/28/2014

Completed Activity Actual End Date:

Responsible Organization:

Mecca Companies Inc.

Overall	Apr 1 thru Jun 30, 2014	To Date
Total Projected Budget from All Sources	N/A	\$1,719,345.47
Total Budget	\$0.00	\$1,719,345.47
Total Obligated	\$0.00	\$1,719,345.47
Total Funds Drawdown	\$0.00	\$1,699,175.85
Program Funds Drawdown	\$0.00	\$1,698,401.00
Program Income Drawdown	\$0.00	\$774.85
Program Income Received	\$46,434.33	\$115,095.98
Total Funds Expended	\$0.00	\$1,692,614.83
Mecca Companies Inc.	\$0.00	\$1,692,614.83
Match Contributed	\$0.00	\$0.00

Activity Description:

Acquisition and reahabilitation of 6 housing units that have been abandoned or foreclosed upon for ultimate resale to qualified households whose income is between 51 and 120% of area median income.

Location Description:

- 140 E. 16th Street, Chicago Heights, IL. 60411
- 150 E. 16th Street, Chicago Heights, IL. 60411
- 152 E. 16th Street, Chicago Heights, IL. 60411
- 1603 Center Street, Chicago Heights, IL. 60411
- 1607 Center Street, Chicago Heights, IL. 60411
- 1611 Center Street, Chicago Heights, IL. 60411

Activity Progress Narrative:

Rehabilitation for 6 single family homes are complete and all have been sold.



Accomplishments Performance Measures

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Properties	4	6/6

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Housing Units	4	6/6
# of Singlefamily Units	4	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	2/0	0/6	2/6	100.00
# Owner Households	0	0	0	2/0	0/6	2/6	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	

Grantee Activity Number:	N11-05-B
Activity Title:	Maywood/PLCCA

Activity Category:

Acquisition - general

Project Number:

N11

Projected Start Date:

10/31/2011

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition/Rehabilitation

Projected End Date:

03/01/2014

Completed Activity Actual End Date:

Responsible Organization:

Proviso Leyden Council for Community Action Inc.

Overall	Apr 1 thru Jun 30, 2014	To Date
Total Projected Budget from All Sources	N/A	\$444,754.15
Total Budget	\$37,362.09	\$444,754.15
Total Obligated	\$37,362.09	\$444,754.15
Total Funds Drawdown	\$78,089.85	\$444,754.15
Program Funds Drawdown	\$0.00	\$347,821.48
Program Income Drawdown	\$78,089.85	\$96,932.67
Program Income Received	\$92,794.98	\$92,794.98
Total Funds Expended	\$0.00	\$606,450.00
Proviso Leyden Council for Community Action Inc.	\$0.00	\$606,450.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Acquisition of 24 units to be rehabbed using HOME Funds for rental to qualified households whose income is 50% or less of area median income.

Location Description:

- 1830-1898 S. 5th Ave., Maywood, IL. 60153

Activity Progress Narrative:

Financing is now in place. Construction has begun.

Accomplishments Performance Measures

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



	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		0/24	
# of Multifamily Units	0		0/24	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Permanent Jobs Created	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	

Project # / Title: N11 Administration / Administration

Grantee Activity Number: N11 Program Administration

Activity Title: N11-7-F

Activity Category:

Administration

Project Number:

N11 Administration

Projected Start Date:

03/01/2011

Benefit Type:

()

National Objective:

N/A

Activity Status:

Under Way

Project Title:

Administration

Projected End Date:

02/28/2014

Completed Activity Actual End Date:

Responsible Organization:

Cook County Dept. of Planning & Dev.

Overall

Apr 1 thru Jun 30, 2014

To Date



Total Projected Budget from All Sources	N/A	\$715,644.10
Total Budget	\$30,049.81	\$715,644.10
Total Obligated	\$30,049.81	\$715,049.81
Total Funds Drawdown	\$76,941.87	\$715,049.81
Program Funds Drawdown	\$0.00	\$630,668.42
Program Income Drawdown	\$76,941.87	\$84,381.39
Program Income Received	\$51,687.84	\$51,687.84
Total Funds Expended	\$0.00	\$559,783.56
Match Contributed	\$0.00	\$0.00

Activity Description:

This activity includes support if customary and reasonable eligible program administration costs associated with the aforementioned program activities. These costs include relevant program staffing related to program administration and management including legal, financial, housing counseling and construction administration activities. Costs related to the preparation of this Substantial Amendment will also be charged to administration. All activity delivery costs such as appraisals, title searches and title insurance, environmental assessments, inspections, development fees, engineering studies and mitigation, market analysis, credit underwriting reports, and associated permits, will be charged to each individual project.

Location Description:

N/A

Activity Progress Narrative:

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





Grantee: Cook County, IL

Grant: B-11-UN-17-0001

July 1, 2014 thru September 30, 2014 Performance Report



Grant Number:

B-11-UN-17-0001

Obligation Date:**Award Date:****Grantee Name:**

Cook County, IL

Contract End Date:**Review by HUD:**

Reviewed and Approved

Grant Award Amount:

\$7,776,324.00

Grant Status:

Active

QPR Contact:

Lesa Carey

LOCCS Authorized Amount:

\$7,776,324.00

Estimated PI/RL Funds:

\$388,998.70

Total Budget:

\$8,165,322.70

Disasters:

Declaration Number

NSP

Narratives

Summary of Distribution and Uses of NSP Funds:

Cook County determined the potential areas of greatest need for targeting of NSP3 funds through a comprehensive review of HUD data estimates of foreclosures needs and foreclosure-related needs scores at the census tract level for the 131 suburban municipalities. The 37 municipalities separated by geographic region, with a minimum foreclosure needs score of 17 are indicated in the Eligible Target Areas Table in the Appendix. Given limited funding and resources under NSP3, Cook County has further defined its target areas to focus efforts in communities that face an increased incidence of foreclosures as well as ongoing economic instability. Towards this end, Cook County will be prioritizing NSP 3 assistance to community areas with a minimum foreclosure needs score of 19 or 20 that have previously benefitted from specifically designated significant assistance under NSP1. Chicago Heights and Maywood are the two communities where NSP1 was heavily focused and the County felt those two cities could make a larger impact. Both communities have multifamily buildings that are abandoned, vacant or foreclosed.

How Fund Use Addresses Market Conditions:

The jurisdiction certifies that it will comply with the Dodd-Frank Wall Street Reform and Consumer Protection Act and Title XII of Division A of the American Recovery and Reinvestment Act of 2009 by spending 50 percent of its grant funds within 2 years, and spending 100 percent within 3 years, of receipt of the grant.

Ensuring Continued Affordability:

All NSP3-assisted housing units will be subject to the following minimum affordability restrictions. The affordability period is determined on the amount of NSP3 assistance on a per-unit basis. For the units that undergo reconstruction (replacement of an existing unit with a new, comparable unit), the affordability period will automatically be 20 years.

- Under \$15,000 = 5 Years
- \$15,000 - \$40,000 = 10 Years
- Over \$40,000 = 15 Years
- New Construction/Reconstruction = 20 Years

Cook County may elect to require longer affordability periods on a project by project basis subject to community need. Cook County will ensure these long term affordability restrictions through the use of a mortgage that will be recorded against the property title. If an owner who has been assisted through this program for the development of rental housing transfers title of the property before the affordability period expires, the deed restrictions related to income targeting, occupancy and property conditions will remain in full force and effect until the term of the affordability has expired.

If a homebuyer receives assistance through this program, such assistance provided by Cook County will be subject to recapture in the event that a transfer of title occurs sale of the property, or failure of the homebuyer to maintain the unit as their principal residence. The County will establish the actual amount of the assistance originally provided to the homebuyer to be recaptured (repayment based on the above detailed forgiveness schedule) based on the availability of net proceeds. Net proceeds are hereby defined as any amount remaining after the sale price minus any superior loan or lien repayment has been made and reasonable seller closing costs have been deducted. Throughout the affordability period, the County will monitor NSP-assisted rental units to ensure that the units are affordable and



that the property or properties continue to meet minimum housing quality standards. For NSP-assisted homebuyer units, the County will monitor to ensure that the assisted household occupies the property as their principal residence.

The following affordability period restrictions shall apply to each NSP homebuyer assisted-unit, except as otherwise pre-approved by COUNTY in writing:

Amount of Grant or Loan
Affordability Period
Terms
Recapture Back to Cook County
Under \$15,000 per unit

Homebuyer: 5 years
Nothing is forgiven Years 1-5. 100% due back if homebuyer fails to maintain as principal residence, sells or transfers title within first 5 years
100% due; all is forgiven after year 5
\$15,000 to \$40,000 per unit
Homebuyer: 10 years

Nothing is forgiven Years 1-5. 100% due back if homebuyer fails to maintain as principal residence, sells or transfers title within first 5 years.
Partial forgiveness after year 5
100% due; year 1 to 5, beginning year 6, 20% of balance is forgiven per year, all is forgiven after year 10
\$40,000+ per unit
Homebuyer: 15 years
Nothing is forgiven

Ensuring Continued Affordability:

Years 1-10. 100% due back if homebuyer fails to maintain as principal residence, sells or transfers title within first 10 years. Partial forgiveness after year 10
100% due; year 1 to 10, beginning year 11, 20% of balance is forgiven per year, all is forgiven after year 15

Definition of Blighted Structure:

A blighted structure is any structure unfit for use, habitation, or dangerous to persons or other property. In addition, a structure is blighted when it exhibits objectively determinable signs of deterioration sufficient to constitute a threat to human health, safety, and public welfare. This includes structures showing evidence of physical decay or neglect, excessive use, or lack of maintenance. Characteristics may also include any nuisance conditions including but not limited to:

Any Nuisance as defined by law, or

- (a) Any residential property that poses a public nuisance which may be detrimental to the health or safety of children whether in a building, on the premises of a building, or upon an unoccupied lot. This includes, but is not limited to: abandoned wells, shafts, basements, excavations, unclean swimming pools or spas, abandoned iceboxes, refrigerators, motor vehicles, and any structurally unsound fences or structures, lumber, trash, fences, or debris which may prove a hazard for inquisitive minors;
- (b) Unsanitary conditions or anything offensive to the senses or dangerous to health including, but not limited to, the emission of odors, sewage, human waste, liquids, gases, dust, smoke, vibration or noise, or whatever may render air, food, or drink detrimental to the health of human beings;
- (c) Physical conditions such as, but not limited to, old, dilapidated, abandoned: scrap or metal, paper, building materials and equipment, bottles, glass, appliances, furniture, rags, rubber, motor vehicles, and parts thereof; or
- (d) Physical conditions posing fire hazards,
- (e) Physical conditions posing a hazard such as but not limited to dead or damaged trees.

Definition of Affordable Rents:

For the purposes of NSP3, Cook County will utilize three definitions of Affordable rents to determine the maximum allowable rent for NSP-assisted units. These rent levels include utilities. If the tenant pays utilities, a utility allowance must be subtracted from the maximum allowable rent to determine the maximum contract rent. Utility allowances shall be calculated as they are currently calculated for Cook County HOME Program rental housing projects. Cook County will review and approve the rents charged on an annual basis. The rent limits shall be updated by HUD on an annual basis, and distributed by Cook County to all owners and property managers.

Low-Income (Set-aside): For NSP3-assisted units designated as set-aside units (those occupied by households earning less than 50% of the area median income), rents shall not exceed the limits established by the HOME Investment Partnerships Program for very low-income families (24 CFR Part 92.252(b)), otherwise known as low HOME rents.

Moderate-Income: For NSP3-assisted units occupied by households earning between 51 and 80% of the area median income, rents shall not exceed the maximum limits established by the HOME Investment Partnerships Program (24 CFR Part 92.252(a)), otherwise known as high HOME rents.

Middle-Income: For NSP3-assisted units occupied by households earning between 81 and 120% of the area median income, rents shall not exceed 110% of Fair Market Rents (FMR) for comparable units in the area as established by HUD under 24 CFR 888.111.

Housing Rehabilitation/New Construction Standards:

All rehabilitated properties shall, upon completion of the rehabilitation, comply with the minimum requirements of the International Property Maintenance Code, 2003 Edition, Chapters 2 through 8, or the corresponding chapters of the version of the Property Maintenance Code in force in the jurisdiction in which the property is located. Provisions of the Cook County housing rehabilitation standards shall supersede the Property Maintenance Code where more stringent, or protective, or in disallowance of work as ineligible. At no time shall a standard, specification or code be permitted that is less stringent than the



minimum property standard hereby adopted for Cook County NSP3.

- The International Property Maintenance Code, 2003 (IPMC)
- Applicable codes of the local jurisdiction (only if more prescriptive than the above referenced International maintenance or property codes)
- Manufacturer Standards and Installation Instructions
- Residential Construction Performance Guidelines for Professional Builders and Remodelers
- The Cook County Material and Workmanship Standards
- Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings
- Regulation on Lead-Based Paint Hazards in Federally-Owned Housing and Housing Receiving Federal Assistance, and the EPA Renovation, Repair and Painting Program Final Rule
- Residential Remodeling and Universal Design: Making Homes More Comfortable and Accessible
- Uniform Federal Accessibility Standards (UFAS)

Substandard dwellings that cannot be brought into compliance with the Cook County housing rehabilitation standards and applicable code requirements shall be deemed not suitable for rehabilitation and shall not be rehabilitated. If the cost of rehabilitation exceeds 50% of the appraised market value of the property, the property may be a candidate for demolition and reconstruction.

Reconstructed property shall be subject to property standards established by the Cook County NSP Program for new construction of residential units.

Each item of work conducted under Cook County NSP3 shall contribute to one or more of the following priorities, and items that do not contribute to one or more of the following priorities shall not be done. Conditions, the addressing of which contribute to achieving the following, shall be or should be considered to be substandard conditions, depending upon their seriousness and status of compliance with the applicable codes, standards and guidelines.

PRIORITIES:

- Meet all applicable code requirements
- Protect health and safety of occupants and make the unit a Heal

Housing Rehabilitation/New Construction Standards:

thy Home

- Control or eliminate lead hazards
 - Improve or maintain affordability
 - Improve comfort, livability, basic privacy and accessibility
 - Protect and extend the life expectancy of the dwelling
 - Provide critical storage, work or living space
 - Adhere to the principles of green building
 - Improve the appearance (street presence) of the property
- Improve marketability of the property

Vicinity Hiring:

As of June 2010, both proposed target areas suffered from unemployment rates of 10 percent or greater. The West region target area is home to a significant number of working class households who were among the hardest hit during the recent economic downturn as it relates to both unemployment and underemployment. Many individuals in this target area were employed in the construction and industrial trades which experienced particularly significant job loss. Within the South region target area, a significant proportion of the workforce is engaged in healthcare, social and public administration. To the maximum extent feasible, Cook County will work collaboratively with the local jurisdictions and project developers to market opportunities for the hiring of employees that reside in the vicinity of NSP3 -funded projects or contract with small businesses that are owned and operated by persons residing in the vicinity of NSP3 projects. These opportunities may be construction or professional service related.

Procedures for Preferences for Affordable Rental Dev.:

The jurisdiction certifies that it will be abide by the procedures described in its NSP3 Abbreviated Plan to create preferences for the development of affordable rental housing for properties assisted with NSP3 funds.

Grantee Contact Information:

Jane Hornstein (Deputy Director)Jane.Hornstein@cookcountyil.gov, 312-603-1000
Bureau of Community Development
69 W Washington
Suite 2900
Chicago, IL 60602

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$8,046,782.21
Total Budget	(\$102,544.75)	\$8,046,782.21
Total Obligated	(\$102,544.75)	\$8,035,355.80
Total Funds Drawdown	\$74,428.59	\$8,004,498.73
Program Funds Drawdown	\$21,680.17	\$7,692,169.26



Program Income Drawdown	\$52,748.42	\$312,329.47
Program Income Received	\$0.00	\$312,329.47
Total Funds Expended	\$0.00	\$7,806,496.13
Match Contributed	\$0.00	\$0.00

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$1,166,448.60	\$0.00
Limit on Admin/Planning	\$777,632.40	\$733,996.20
Limit on State Admin	\$0.00	\$733,996.20

Progress Toward Activity Type Targets

Activity Type	Target	Actual
Administration	\$777,632.40	\$759,538.47

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$1,944,081.00	\$1,898,615.44

Overall Progress Narrative:

The County has identified two areas of concentration - Chicago Heights and Maywood for the purposes of multifamily rental. 82 Units have been acquired with 38 units currently under construction. 29 housing units are complete in the City of Chicago Heights. Marketing has begun for leasing.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
N11, Acquisition/Rehabilitation	\$7,369.14	\$7,405,784.23	\$7,047,189.81
N11 Administration, Administration	\$14,311.03	\$759,538.47	\$644,979.45



Activities

Project # / Title: N11 / Acquisition/Rehabilitation

Grantee Activity Number: N11-01-B

Activity Title: Chicago Heights/Hispanic Housing

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

N11

Projected Start Date:

03/01/2011

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition/Rehabilitation

Projected End Date:

02/28/2014

Completed Activity Actual End Date:

Responsible Organization:

Hispanic Housing Development Corporation

Overall

Total Projected Budget from All Sources

Jul 1 thru Sep 30, 2014

N/A

To Date

\$2,162,927.21

Total Budget

(\$74,171.99)

\$2,162,927.21

Total Obligated

(\$74,171.99)

\$2,151,500.80

Total Funds Drawdown

\$22,439.77

\$2,155,625.67

Program Funds Drawdown

\$0.00

\$2,082,929.82

Program Income Drawdown

\$22,439.77

\$72,695.85

Program Income Received

\$0.00

\$52,750.67

Total Funds Expended

\$0.00

\$2,171,305.94

Hispanic Housing Development Corporation

\$0.00

\$2,171,305.94

Match Contributed

\$0.00

\$0.00

Activity Description:

Acquisition and rehabilitation of 13 housing units (Eleven single family homes, one 2 flat) that has been abandoned or foreclosed upon will be used for rental to qualified households whose income is between 51 and 120% of area median income.

Location Description:

- 820 Peoria Street, Chicago Heights, IL. 60411
- 1038 Ashland Avenue, Chicago Heights, IL. 60411
- 910 Luther Lane, Chicago Heights, IL. 60411
- 1133 Grant Avenue, Chicago Heights, IL. 60411
- 120 S. Floyd Lane, Chicago Heights, IL. 60411
- 1301 Franklin Avenue, Chicago Heights, IL. 60411
- 74 Terry Court, Chicago Heights, IL. 60411



- 190 W. Raye Dr., Chicago Heights, IL. 60411
- 1111 Schilling Avenue, Chicago Heights, IL. 60411
- 20 W. 15th St., Chicago Heights, IL. 60411
- 456 Gail Lane, Chicago Heights, IL. 60411
- 628 Emerald Avenue, Chicago Heights, IL. 60411

Activity Progress Narrative:

Construction is complete for all 13 units. 3 units have been sold; 9 units have been leased and 1 unit is available for immediate occupancy.

Accomplishments Performance Measures

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Properties	3	12/12

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Housing Units	3	12/13
# of Singlefamily Units	3	12/13

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	



Grantee Activity Number: N11-01-B-25%

Activity Title: Chicago Heights-West/Hispanic Housing

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

N11

Projected Start Date:

03/01/2011

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Acquisition/Rehabilitation

Projected End Date:

02/28/2014

Completed Activity Actual End Date:

Responsible Organization:

Hispanic Housing Development Corporation

Overall

Total Projected Budget from All Sources

Jul 1 thru Sep 30, 2014

N/A

To Date

\$1,898,615.44

Total Budget

(\$52,697.15)

\$1,898,615.44

Total Obligated

(\$52,697.15)

\$1,898,615.44

Total Funds Drawdown

\$19,702.43

\$1,892,309.49

Program Funds Drawdown

\$7,369.14

\$1,852,740.14

Program Income Drawdown

\$12,333.29

\$39,569.35

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$0.00

\$1,764,122.04

Hispanic Housing Development Corporation

\$0.00

\$1,764,122.04

Match Contributed

\$0.00

\$0.00

Activity Description:

Acquisition and rehabilitation of 9 housing units that have been abandoned or foreclosed upon for rental to qualified households whose income is 50% or less of area median income.

Location Description:

- 1645 Hilltop Ave., Chicago Heights, IL. 60411
- 22 E. 24th St., Chicago Heights, IL. 60411
- 1521 Schilling Ave., Chicago Heights, IL. 60411
- 335 E. 24th St., Chicago Heights, IL. 60411
- 492 W. 17th St., Chicago Heights, IL. 60411
- 278 W. 16th St., Chicago Heights, IL. 60411
- 635 W. 15th St., Chicago Heights, IL. 60411
- 1606 Euclid Ave., Chicago Heights, IL. 60411
- 1238 Park Ave., Chicago Heights, IL. 60411

Activity Progress Narrative:

Rehabilitation is complete on all 9 properties. All units have been leased.



Accomplishments Performance Measures

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Properties	1	9/9

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Housing Units	2	10/10
# of Singlefamily Units	2	10/10

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	0/10	0/0	0/10	0
# Renter Households	0	0	0	0/10	0/0	0/10	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	



Grantee Activity Number: N11-02-B
Activity Title: Maywood/ Alexander

Activity Category:
 Rehabilitation/reconstruction of residential structures

Activity Status:
 Under Way

Project Number:
 N11

Project Title:
 Acquisition/Rehabilitation

Projected Start Date:
 10/31/2011

Projected End Date:
 03/01/2014

Benefit Type:
 Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:
 NSP Only - LMMI

Responsible Organization:
 Jean and Eve Alexandre

Overall	Jul 1 thru Sep 30, 2014	To Date
Total Projected Budget from All Sources	N/A	\$633,531.63
Total Budget	(\$16,468.37)	\$633,531.63
Total Obligated	(\$16,468.37)	\$633,531.63
Total Funds Drawdown	\$0.00	\$633,531.63
Program Funds Drawdown	\$0.00	\$633,531.63
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$633,531.63
Jean and Eve Alexandre	\$0.00	\$633,531.63
Match Contributed	\$0.00	\$0.00

Activity Description:

6 units will be rehabbed for rental to qualified households.

Location Description:

- 1007 S. 4th Ave., Maywood, IL. 60153

Activity Progress Narrative:

Construction is complete for a 6 unit building. All 6 units have been leased.

Accomplishments Performance Measures

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



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	6/6
# of Multifamily 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	0/6	0/6	0	
# Renter Households	0	0	0	0/0	0/6	0/6	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	



Grantee Activity Number: N11-04-B
Activity Title: Chicago Heights-Mecca

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

N11

Projected Start Date:

03/01/2011

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition/Rehabilitation

Projected End Date:

02/28/2014

Completed Activity Actual End Date:

Responsible Organization:

Mecca Companies Inc.

Overall	Jul 1 thru Sep 30, 2014	To Date
Total Projected Budget from All Sources	N/A	\$1,702,309.57
Total Budget	(\$17,035.90)	\$1,702,309.57
Total Obligated	(\$17,035.90)	\$1,702,309.57
Total Funds Drawdown	\$0.00	\$1,699,175.85
Program Funds Drawdown	\$0.00	\$1,698,401.00
Program Income Drawdown	\$0.00	\$774.85
Program Income Received	\$0.00	\$115,095.98
Total Funds Expended	\$0.00	\$1,692,614.83
Mecca Companies Inc.	\$0.00	\$1,692,614.83
Match Contributed	\$0.00	\$0.00

Activity Description:

Acquisition and reahabilitation of 6 housing units that have been abandoned or foreclosed upon for ultimate resale to qualified households whose income is between 51 and 120% of area median income.

Location Description:

- 140 E. 16th Street, Chicago Heights, IL. 60411
- 150 E. 16th Street, Chicago Heights, IL. 60411
- 152 E. 16th Street, Chicago Heights, IL. 60411
- 1603 Center Street, Chicago Heights, IL. 60411
- 1607 Center Street, Chicago Heights, IL. 60411
- 1611 Center Street, Chicago Heights, IL. 60411

Activity Progress Narrative:

Rehabilitation is complete for 6 single family homes. All homes have been sold.



Accomplishments Performance Measures

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Properties	0	6/6

	This Report Period Total	Cumulative Actual Total / Expected 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	2/0	0/6	2/6	100.00
# Owner Households	0	0	0	2/0	0/6	2/6	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	

Grantee Activity Number:	N11-05-B
Activity Title:	Maywood/PLCCA

Activity Category:

Acquisition - general

Project Number:

N11

Projected Start Date:

10/31/2011

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition/Rehabilitation

Projected End Date:

03/01/2014

Completed Activity Actual End Date:

Responsible Organization:

Proviso Leyden Council for Community Action Inc.

Overall	Jul 1 thru Sep 30, 2014	To Date
Total Projected Budget from All Sources	N/A	\$458,094.15
Total Budget	\$13,340.00	\$458,094.15
Total Obligated	\$13,340.00	\$458,094.15
Total Funds Drawdown	\$13,340.00	\$458,094.15
Program Funds Drawdown	\$0.00	\$347,821.48
Program Income Drawdown	\$13,340.00	\$110,272.67
Program Income Received	\$0.00	\$92,794.98
Total Funds Expended	\$0.00	\$606,450.00
Proviso Leyden Council for Community Action Inc.	\$0.00	\$606,450.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Acquisition of 24 units to be rehabbed using HOME Funds for rental to qualified households whose income is 50% or less of area median income.

Location Description:

- 1830-1832 S. 5th Ave., Maywood, IL. 60153

Activity Progress Narrative:

Financing is now in place. Construction has begun.

Accomplishments Performance Measures

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



	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		0/24	
# of Multifamily Units	0		0/24	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Permanent Jobs Created	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	

Project # / Title: N11 Administration / Administration

Grantee Activity Number: N11 Program Administration

Activity Title: N11-7-F

Activity Category:

Administration

Project Number:

N11 Administration

Projected Start Date:

03/01/2011

Benefit Type:

()

National Objective:

N/A

Activity Status:

Under Way

Project Title:

Administration

Projected End Date:

02/28/2014

Completed Activity Actual End Date:

Responsible Organization:

Cook County Dept. of Planning & Dev.

Overall

Jul 1 thru Sep 30, 2014

To Date



Total Projected Budget from All Sources	N/A	\$759,538.47
Total Budget	\$44,488.66	\$759,538.47
Total Obligated	\$44,488.66	\$759,538.47
Total Funds Drawdown	\$18,946.39	\$733,996.20
Program Funds Drawdown	\$14,311.03	\$644,979.45
Program Income Drawdown	\$4,635.36	\$89,016.75
Program Income Received	\$0.00	\$51,687.84
Total Funds Expended	\$0.00	\$559,783.56
Match Contributed	\$0.00	\$0.00

Activity Description:

This activity includes support if customary and reasonable eligible program administration costs associated with the aforementioned program activities. These costs include relevant program staffing related to program administration and management including legal, financial, housing counseling and construction administration activities. Costs related to the preparation of this Substantial Amendment will also be charged to administration. All activity delivery costs such as appraisals, title searches and title insurance, environmental assessments, inspections, development fees, engineering studies and mitigation, market analysis, credit underwriting reports, and associated permits, will be charged to each individual project.

Location Description:

N/A

Activity Progress Narrative:

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





Grantee: Cook County, IL

Grant: B-11-UN-17-0001

October 1, 2014 thru December 31, 2014 Performance



Grant Number:

B-11-UN-17-0001

Obligation Date:**Award Date:****Grantee Name:**

Cook County, IL

Contract End Date:**Review by HUD:**

Reviewed and Approved

Grant Award Amount:

\$7,776,324.00

Grant Status:

Active

QPR Contact:

Lesa Carey

LOCCS Authorized Amount:

\$7,776,324.00

Estimated PI/RL Funds:

\$388,998.70

Total Budget:

\$8,165,322.70

Disasters:

Declaration Number

NSP

Narratives

Summary of Distribution and Uses of NSP Funds:

Cook County determined the potential areas of greatest need for targeting of NSP3 funds through a comprehensive review of HUD data estimates of foreclosures needs and foreclosure-related needs scores at the census tract level for the 131 suburban municipalities. The 37 municipalities separated by geographic region, with a minimum foreclosure needs score of 17 are indicated in the Eligible Target Areas Table in the Appendix. Given limited funding and resources under NSP3, Cook County has further defined its target areas to focus efforts in communities that face an increased incidence of foreclosures as well as ongoing economic instability. Towards this end, Cook County will be prioritizing NSP 3 assistance to community areas with a minimum foreclosure needs score of 19 or 20 that have previously benefitted from specifically designated significant assistance under NSP1. Chicago Heights and Maywood are the two communities where NSP1 was heavily focused and the County felt those two cities could make a larger impact. Both communities have multifamily buildings that are abandoned, vacant or foreclosed.

How Fund Use Addresses Market Conditions:

The jurisdiction certifies that it will comply with the Dodd-Frank Wall Street Reform and Consumer Protection Act and Title XII of Division A of the American Recovery and Reinvestment Act of 2009 by spending 50 percent of its grant funds within 2 years, and spending 100 percent within 3 years, of receipt of the grant.

Ensuring Continued Affordability:

All NSP3-assisted housing units will be subject to the following minimum affordability restrictions. The affordability period is determined on the amount of NSP3 assistance on a per-unit basis. For the units that undergo reconstruction (replacement of an existing unit with a new, comparable unit), the affordability period will automatically be 20 years.

- Under \$15,000 = 5 Years
- \$15,000 - \$40,000 = 10 Years
- Over \$40,000 = 15 Years
- New Construction/Reconstruction = 20 Years

Cook County may elect to require longer affordability periods on a project by project basis subject to community need. Cook County will ensure these long term affordability restrictions through the use of a mortgage that will be recorded against the property title. If an owner who has been assisted through this program for the development of rental housing transfers title of the property before the affordability period expires, the deed restrictions related to income targeting, occupancy and property conditions will remain in full force and effect until the term of the affordability has expired.

If a homebuyer receives assistance through this program, such assistance provided by Cook County will be subject to recapture in the event that a transfer of title occurs sale of the property, or failure of the homebuyer to maintain the unit as their principal residence. The County will establish the actual amount of the assistance originally provided to the homebuyer to be recaptured (repayment based on the above detailed forgiveness schedule) based on the availability of net proceeds. Net proceeds are hereby defined as any amount remaining after the sale price minus any superior loan or lien repayment has been made and reasonable seller closing costs have been deducted. Throughout the affordability period, the County will monitor NSP-assisted rental units to ensure that the units are affordable and



that the property or properties continue to meet minimum housing quality standards. For NSP-assisted homebuyer units, the County will monitor to ensure that the assisted household occupies the property as their principal residence.

The following affordability period restrictions shall apply to each NSP homebuyer assisted-unit, except as otherwise pre-approved by COUNTY in writing:

Amount of Grant or Loan
Affordability Period
Terms
Recapture Back to Cook County
Under \$15,000 per unit

Homebuyer: 5 years
Nothing is forgiven Years 1-5. 100% due back if homebuyer fails to maintain as principal residence, sells or transfers title within first 5 years
100% due; all is forgiven after year 5
\$15,000 to \$40,000 per unit
Homebuyer: 10 years

Nothing is forgiven Years 1-5. 100% due back if homebuyer fails to maintain as principal residence, sells or transfers title within first 5 years.
Partial forgiveness after year 5
100% due; year 1 to 5, beginning year 6, 20% of balance is forgiven per year, all is forgiven after year 10
\$40,000+ per unit
Homebuyer: 15 years
Nothing is forgiven

Ensuring Continued Affordability:

Years 1-10. 100% due back if homebuyer fails to maintain as principal residence, sells or transfers title within first 10 years. Partial forgiveness after year 10
100% due; year 1 to 10, beginning year 11, 20% of balance is forgiven per year, all is forgiven after year 15

Definition of Blighted Structure:

A blighted structure is any structure unfit for use, habitation, or dangerous to persons or other property. In addition, a structure is blighted when it exhibits objectively determinable signs of deterioration sufficient to constitute a threat to human health, safety, and public welfare. This includes structures showing evidence of physical decay or neglect, excessive use, or lack of maintenance. Characteristics may also include any nuisance conditions including but not limited to:

Any Nuisance as defined by law, or

- (a) Any residential property that poses a public nuisance which may be detrimental to the health or safety of children whether in a building, on the premises of a building, or upon an unoccupied lot. This includes, but is not limited to: abandoned wells, shafts, basements, excavations, unclean swimming pools or spas, abandoned iceboxes, refrigerators, motor vehicles, and any structurally unsound fences or structures, lumber, trash, fences, or debris which may prove a hazard for inquisitive minors;
- (b) Unsanitary conditions or anything offensive to the senses or dangerous to health including, but not limited to, the emission of odors, sewage, human waste, liquids, gases, dust, smoke, vibration or noise, or whatever may render air, food, or drink detrimental to the health of human beings;
- (c) Physical conditions such as, but not limited to, old, dilapidated, abandoned: scrap or metal, paper, building materials and equipment, bottles, glass, appliances, furniture, rags, rubber, motor vehicles, and parts thereof; or
- (d) Physical conditions posing fire hazards,
- (e) Physical conditions posing a hazard such as but not limited to dead or damaged trees.

Definition of Affordable Rents:

For the purposes of NSP3, Cook County will utilize three definitions of Affordable rents to determine the maximum allowable rent for NSP-assisted units. These rent levels include utilities. If the tenant pays utilities, a utility allowance must be subtracted from the maximum allowable rent to determine the maximum contract rent. Utility allowances shall be calculated as they are currently calculated for Cook County HOME Program rental housing projects. Cook County will review and approve the rents charged on an annual basis. The rent limits shall be updated by HUD on an annual basis, and distributed by Cook County to all owners and property managers.

Low-Income (Set-aside): For NSP3-assisted units designated as set-aside units (those occupied by households earning less than 50% of the area median income), rents shall not exceed the limits established by the HOME Investment Partnerships Program for very low-income families (24 CFR Part 92.252(b)), otherwise known as low HOME rents.

Moderate-Income: For NSP3-assisted units occupied by households earning between 51 and 80% of the area median income, rents shall not exceed the maximum limits established by the HOME Investment Partnerships Program (24 CFR Part 92.252(a)), otherwise known as high HOME rents.

Middle-Income: For NSP3-assisted units occupied by households earning between 81 and 120% of the area median income, rents shall not exceed 110% of Fair Market Rents (FMR) for comparable units in the area as established by HUD under 24 CFR 888.111.

Housing Rehabilitation/New Construction Standards:

All rehabilitated properties shall, upon completion of the rehabilitation, comply with the minimum requirements of the International Property Maintenance Code, 2003 Edition, Chapters 2 through 8, or the corresponding chapters of the version of the Property Maintenance Code in force in the jurisdiction in which the property is located. Provisions of the Cook County housing rehabilitation standards shall supersede the Property Maintenance Code where more stringent, or protective, or in disallowance of work as ineligible. At no time shall a standard, specification or code be permitted that is less stringent than the



minimum property standard hereby adopted for Cook County NSP3.

- The International Property Maintenance Code, 2003 (IPMC)
- Applicable codes of the local jurisdiction (only if more prescriptive than the above referenced International maintenance or property codes)
- Manufacturer Standards and Installation Instructions
- Residential Construction Performance Guidelines for Professional Builders and Remodelers
- The Cook County Material and Workmanship Standards
- Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings
- Regulation on Lead-Based Paint Hazards in Federally-Owned Housing and Housing Receiving Federal Assistance, and the EPA Renovation, Repair and Painting Program Final Rule
- Residential Remodeling and Universal Design: Making Homes More Comfortable and Accessible
- Uniform Federal Accessibility Standards (UFAS)

Substandard dwellings that cannot be brought into compliance with the Cook County housing rehabilitation standards and applicable code requirements shall be deemed not suitable for rehabilitation and shall not be rehabilitated. If the cost of rehabilitation exceeds 50% of the appraised market value of the property, the property may be a candidate for demolition and reconstruction.

Reconstructed property shall be subject to property standards established by the Cook County NSP Program for new construction of residential units.

Each item of work conducted under Cook County NSP3 shall contribute to one or more of the following priorities, and items that do not contribute to one or more of the following priorities shall not be done. Conditions, the addressing of which contribute to achieving the following, shall be or should be considered to be substandard conditions, depending upon their seriousness and status of compliance with the applicable codes, standards and guidelines.

PRIORITIES:

- Meet all applicable code requirements
- Protect health and safety of occupants and make the unit a Heal

Housing Rehabilitation/New Construction Standards:

thy Home

- Control or eliminate lead hazards
- Improve or maintain affordability
- Improve comfort, livability, basic privacy and accessibility
- Protect and extend the life expectancy of the dwelling
- Provide critical storage, work or living space
- Adhere to the principles of green building
- Improve the appearance (street presence) of the property

Improve marketability of the property

Vicinity Hiring:

As of June 2010, both proposed target areas suffered from unemployment rates of 10 percent or greater. The West region target area is home to a significant number of working class households who were among the hardest hit during the recent economic downturn as it relates to both unemployment and underemployment. Many individuals in this target area were employed in the construction and industrial trades which experienced particularly significant job loss. Within the South region target area, a significant proportion of the workforce is engaged in healthcare, social and public administration. To the maximum extent feasible, Cook County will work collaboratively with the local jurisdictions and project developers to market opportunities for the hiring of employees that reside in the vicinity of NSP3 -funded projects or contract with small businesses that are owned and operated by persons residing in the vicinity of NSP3 projects. These opportunities may be construction or professional service related.

Procedures for Preferences for Affordable Rental Dev.:

The jurisdiction certifies that it will be abide by the procedures described in its NSP3 Abbreviated Plan to create preferences for the development of affordable rental housing for properties assisted with NSP3 funds.

Grantee Contact Information:

Jane Hornstein (Deputy Director) Jane.Hornstein@cookcountyil.gov, 312-603-1000
 Bureau of Community Development
 69 W Washington
 Suite 2900
 Chicago, IL 60602

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$8,046,782.21
Total Budget	\$11,426.41	\$8,046,782.21
Total Obligated	\$11,426.41	\$8,046,782.21
Total Funds Drawdown	\$42,283.48	\$8,046,782.21
Program Funds Drawdown	\$42,283.48	\$7,734,452.74



Program Income Drawdown	\$0.00	\$312,329.47
Program Income Received	\$0.00	\$312,329.47
Total Funds Expended	\$0.00	\$7,806,496.13
Match Contributed	\$0.00	\$0.00

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$1,166,448.60	\$0.00
Limit on Admin/Planning	\$777,632.40	\$759,538.47
Limit on State Admin	\$0.00	\$759,538.47

Progress Toward Activity Type Targets

Activity Type	Target	Actual
Administration	\$777,632.40	\$759,538.47

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$1,944,081.00	\$1,898,615.44

Overall Progress Narrative:

The County has identified two areas of concentration - Chicago Heights and Maywood for the purposes of multifamily rental. 82 units have been acquired with 38 units currently under construction. 29 housing units are complete in the City of Chicago Heights. Marketing has begun for leasing.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
N11, Acquisition/Rehabilitation	\$16,741.21	\$7,405,784.23	\$7,063,931.02
N11 Administration, Administration	\$25,542.27	\$759,538.47	\$670,521.72



Activities

Project # / Title: N11 / Acquisition/Rehabilitation

Grantee Activity Number: N11-01-B

Activity Title: Chicago Heights/Hispanic Housing

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

N11

Projected Start Date:

03/01/2011

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition/Rehabilitation

Projected End Date:

02/28/2014

Completed Activity Actual End Date:

Responsible Organization:

Hispanic Housing Development Corporation

Overall

Total Projected Budget from All Sources

Oct 1 thru Dec 31, 2014

To Date

N/A

\$2,162,927.21

Total Budget

\$11,426.41

\$2,162,927.21

Total Obligated

\$11,426.41

\$2,162,927.21

Total Funds Drawdown

\$13,607.49

\$2,169,233.16

Program Funds Drawdown

\$13,607.49

\$2,096,537.31

Program Income Drawdown

\$0.00

\$72,695.85

Program Income Received

\$0.00

\$52,750.67

Total Funds Expended

\$0.00

\$2,171,305.94

Hispanic Housing Development Corporation

\$0.00

\$2,171,305.94

Match Contributed

\$0.00

\$0.00

Activity Description:

Acquisition and rehabilitation of 13 housing units (Eleven single family homes, one 2 flat) that has been abandoned or foreclosed upon will be used for rental to qualified households whose income is between 51 and 120% of area median income.

Location Description:

- 820 Peoria Street, Chicago Heights, IL. 60411
- 1038 Ashland Avenue, Chicago Heights, IL. 60411
- 910 Luther Lane, Chicago Heights, IL. 60411
- 1133 Grant Avenue, Chicago Heights, IL. 60411
- 120 S. Floyd Lane, Chicago Heights, IL. 60411
- 1301 Franklin Avenue, Chicago Heights, IL. 60411
- 74 Terry Court, Chicago Heights, IL. 60411



- 190 W. Raye Dr., Chicago Heights, IL. 60411
- 1111 Schilling Avenue, Chicago Heights, IL. 60411
- 20 W. 15th St., Chicago Heights, IL. 60411
- 456 Gail Lane, Chicago Heights, IL. 60411
- 628 Emerald Avenue, Chicago Heights, IL. 60411

Activity Progress Narrative:

Construction is complete for all 12 units. 3 units have been sold; 6 units have been leased and 3 units are available for immediate occupancy.

Accomplishments Performance Measures

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Properties	0	12/12

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Housing Units	0	12/13
# of Singlefamily Units	0	12/13

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	



Grantee Activity Number:	N11-01-B-25%
Activity Title:	Chicago Heights-West/Hispanic Housing

Activity Category:
Rehabilitation/reconstruction of residential structures

Activity Status:
Under Way

Project Number:
N11

Project Title:
Acquisition/Rehabilitation

Projected Start Date:
03/01/2011

Projected End Date:
02/28/2014

Benefit Type:
Direct (HouseHold)

Completed Activity Actual End Date:

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

Responsible Organization:
Hispanic Housing Development Corporation

Overall	Oct 1 thru Dec 31, 2014	To Date
Total Projected Budget from All Sources	N/A	\$1,898,615.44
Total Budget	\$0.00	\$1,898,615.44
Total Obligated	\$0.00	\$1,898,615.44
Total Funds Drawdown	\$0.00	\$1,892,309.49
Program Funds Drawdown	\$0.00	\$1,852,740.14
Program Income Drawdown	\$0.00	\$39,569.35
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$1,764,122.04
Hispanic Housing Development Corporation	\$0.00	\$1,764,122.04
Match Contributed	\$0.00	\$0.00

Activity Description:

Acquisition and rehabilitation of 9 housing units that have been abandoned or foreclosed upon for rental to qualified households whose income is 50% or less of area median income.

Location Description:

- 1645 Hilltop Ave., Chicago Heights, IL. 60411
- 22 E. 24th St., Chicago Heights, IL. 60411
- 1521 Schilling Ave., Chicago Heights, IL. 60411
- 335 E. 24th St., Chicago Heights, IL. 60411
- 492 W. 17th St., Chicago Heights, IL. 60411
- 278 W. 16th St., Chicago Heights, IL. 60411
- 635 W. 15th St., Chicago Heights, IL. 60411
- 1606 Euclid Ave., Chicago Heights, IL. 60411
- 1238 Park Ave., Chicago Heights, IL. 60411

Activity Progress Narrative:

Rehabilitation is complete on all 9 properties. All units have been leased.



Accomplishments Performance Measures

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Properties	0	9/9

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Housing Units	0	10/10
# of Singlefamily Units	0	10/10

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	0/10	0/0	0/10	0
# Renter Households	0	0	0	0/10	0/0	0/10	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	



Grantee Activity Number:	N11-02-B
Activity Title:	Maywood/ Alexander

Activity Category:
Rehabilitation/reconstruction of residential structures

Activity Status:
Under Way

Project Number:
N11

Project Title:
Acquisition/Rehabilitation

Projected Start Date:
10/31/2011

Projected End Date:
03/01/2014

Benefit Type:
Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:
NSP Only - LMMI

Responsible Organization:
Jean and Eve Alexandre

Overall	Oct 1 thru Dec 31, 2014	To Date
Total Projected Budget from All Sources	N/A	\$633,531.63
Total Budget	\$0.00	\$633,531.63
Total Obligated	\$0.00	\$633,531.63
Total Funds Drawdown	\$0.00	\$633,531.63
Program Funds Drawdown	\$0.00	\$633,531.63
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$633,531.63
Jean and Eve Alexandre	\$0.00	\$633,531.63
Match Contributed	\$0.00	\$0.00

Activity Description:
6 units will be rehabbed for rental to qualified households.

Location Description:

- 1007 S. 4th Ave., Maywood, IL. 60153

Activity Progress Narrative:
Construction is complete for a 6 unit building. All 6 units have been leased.

Accomplishments Performance Measures

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



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	6/6
# of Multifamily 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	6	6	0/0	6/6	6/6	100.00
# Renter Households	0	6	6	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	



Grantee Activity Number:	N11-03-B
Activity Title:	Maywood/ K Young Development

Activity Category:

Acquisition - general

Project Number:

N11

Projected Start Date:

03/01/2011

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition/Rehabilitation

Projected End Date:

02/28/2014

Completed Activity Actual End Date:

Responsible Organization:

Karry L Young Development LLC

Overall	Oct 1 thru Dec 31, 2014	To Date
Total Projected Budget from All Sources	N/A	\$431,765.74
Total Budget	\$0.00	\$431,765.74
Total Obligated	\$0.00	\$431,765.74
Total Funds Drawdown	\$0.00	\$431,765.74
Program Funds Drawdown	\$0.00	\$431,765.74
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$378,688.13
KLY Development LLC	\$0.00	\$378,688.13
Match Contributed	\$0.00	\$0.00

Activity Description:

Acquisition of 23 housing units that have been abandoned and foreclosed upon for ultimate rental to qualified households whose income 50% or less of area median income. The renovation of the 23 units will be completed with HOME funds.

Location Description:

- 1010 Greenwood Ave., Maywood, IL. 60153

Activity Progress Narrative:

Construction is 90% complete. Marketing has begun and applications are being accepted.

Accomplishments Performance Measures

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



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/23
# of Multifamily Units	0	0/23

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	



Grantee Activity Number: N11-04-B
Activity Title: Chicago Heights-Mecca

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

N11

Projected Start Date:

03/01/2011

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition/Rehabilitation

Projected End Date:

02/28/2014

Completed Activity Actual End Date:

Responsible Organization:

Mecca Companies Inc.

Overall	Oct 1 thru Dec 31, 2014	To Date
Total Projected Budget from All Sources	N/A	\$1,702,309.57
Total Budget	\$0.00	\$1,702,309.57
Total Obligated	\$0.00	\$1,702,309.57
Total Funds Drawdown	\$3,133.72	\$1,702,309.57
Program Funds Drawdown	\$3,133.72	\$1,701,534.72
Program Income Drawdown	\$0.00	\$774.85
Program Income Received	\$0.00	\$115,095.98
Total Funds Expended	\$0.00	\$1,692,614.83
Mecca Companies Inc.	\$0.00	\$1,692,614.83
Match Contributed	\$0.00	\$0.00

Activity Description:

Acquisition and reahabilitation of 6 housing units that have been abandoned or foreclosed upon for ultimate resale to qualified households whose income is between 51 and 120% of area median income.

Location Description:

- 140 E. 16th Street, Chicago Heights, IL. 60411
- 150 E. 16th Street, Chicago Heights, IL. 60411
- 152 E. 16th Street, Chicago Heights, IL. 60411
- 1603 Center Street, Chicago Heights, IL. 60411
- 1607 Center Street, Chicago Heights, IL. 60411
- 1611 Center Street, Chicago Heights, IL. 60411

Activity Progress Narrative:

Rehabilitation is complete for 6 single family homes. All homes have been sold.



Accomplishments Performance Measures

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Properties	0	6/6

	This Report Period Total	Cumulative Actual Total / Expected 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	-2	6	4	0/0	6/6	6/6	100.00
# Owner Households	-2	6	4	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	



Grantee Activity Number:	N11-05-B
Activity Title:	Maywood/PLCCA

Activity Category:

Acquisition - general

Project Number:

N11

Projected Start Date:

10/31/2011

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition/Rehabilitation

Projected End Date:

03/01/2014

Completed Activity Actual End Date:

Responsible Organization:

Proviso Leyden Council for Community Action Inc.

Overall	Oct 1 thru Dec 31, 2014	To Date
Total Projected Budget from All Sources	N/A	\$458,094.15
Total Budget	\$0.00	\$458,094.15
Total Obligated	\$0.00	\$458,094.15
Total Funds Drawdown	\$0.00	\$458,094.15
Program Funds Drawdown	\$0.00	\$347,821.48
Program Income Drawdown	\$0.00	\$110,272.67
Program Income Received	\$0.00	\$92,794.98
Total Funds Expended	\$0.00	\$606,450.00
Proviso Leyden Council for Community Action Inc.	\$0.00	\$606,450.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Acquisition of 24 units to be rehabbed using HOME Funds for rental to qualified households whose income is 50% or less of area median income.

Location Description:

- 1830-1832 S. 5th Ave., Maywood, IL. 60153

Activity Progress Narrative:

Financing is now in place. Currently under construction and 75% complete.

Accomplishments Performance Measures

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



	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		0/24	
# of Multifamily Units	0		0/24	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Permanent Jobs Created	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	

Project # / Title: N11 Administration / Administration

Grantee Activity Number: N11 Program Administration

Activity Title: N11-7-F

Activity Category:

Administration

Project Number:

N11 Administration

Projected Start Date:

03/01/2011

Benefit Type:

()

National Objective:

N/A

Activity Status:

Under Way

Project Title:

Administration

Projected End Date:

02/28/2014

Completed Activity Actual End Date:

Responsible Organization:

Cook County Dept. of Planning & Dev.

Overall

Oct 1 thru Dec 31, 2014

To Date



Total Projected Budget from All Sources	N/A	\$759,538.47
Total Budget	\$0.00	\$759,538.47
Total Obligated	\$0.00	\$759,538.47
Total Funds Drawdown	\$25,542.27	\$759,538.47
Program Funds Drawdown	\$25,542.27	\$670,521.72
Program Income Drawdown	\$0.00	\$89,016.75
Program Income Received	\$0.00	\$51,687.84
Total Funds Expended	\$0.00	\$559,783.56
Match Contributed	\$0.00	\$0.00

Activity Description:

This activity includes support if customary and reasonable eligible program administration costs associated with the aforementioned program activities. These costs include relevant program staffing related to program administration and management including legal, financial, housing counseling and construction administration activities. Costs related to the preparation of this Substantial Amendment will also be charged to administration. All activity delivery costs such as appraisals, title searches and title insurance, environmental assessments, inspections, development fees, engineering studies and mitigation, market analysis, credit underwriting reports, and associated permits, will be charged to each individual project.

Location Description:

N/A

Activity Progress Narrative:

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





Grantee: Cook County, IL

Grant: B-11-UN-17-0001

January 1, 2015 thru March 31, 2015 Performance Report



Grant Number:

B-11-UN-17-0001

Obligation Date:**Award Date:****Grantee Name:**

Cook County, IL

Contract End Date:**Review by HUD:**

Reviewed and Approved

Grant Award Amount:

\$7,776,324.00

Grant Status:

Active

QPR Contact:

Lesa Carey

LOCCS Authorized Amount:

\$7,776,324.00

Estimated PI/RL Funds:

\$312,329.37

Total Budget:

\$8,088,653.37

Disasters:

Declaration Number

NSP

Narratives

Summary of Distribution and Uses of NSP Funds:

Cook County determined the potential areas of greatest need for targeting of NSP3 funds through a comprehensive review of HUD data estimates of foreclosures needs and foreclosure-related needs scores at the census tract level for the 131 suburban municipalities. The 37 municipalities separated by geographic region, with a minimum foreclosure needs score of 17 are indicated in the Eligible Target Areas Table in the Appendix. Given limited funding and resources under NSP3, Cook County has further defined its target areas to focus efforts in communities that face an increased incidence of foreclosures as well as ongoing economic instability. Towards this end, Cook County will be prioritizing NSP 3 assistance to community areas with a minimum foreclosure needs score of 19 or 20 that have previously benefitted from specifically designated significant assistance under NSP1. Chicago Heights and Maywood are the two communities where NSP1 was heavily focused and the County felt those two cities could make a larger impact. Both communities have multifamily buildings that are abandoned, vacant or foreclosed.

How Fund Use Addresses Market Conditions:

The jurisdiction certifies that it will comply with the Dodd-Frank Wall Street Reform and Consumer Protection Act and Title XII of Division A of the American Recovery and Reinvestment Act of 2009 by spending 50 percent of its grant funds within 2 years, and spending 100 percent within 3 years, of receipt of the grant.

Ensuring Continued Affordability:

All NSP3-assisted housing units will be subject to the following minimum affordability restrictions. The affordability period is determined on the amount of NSP3 assistance on a per-unit basis. For the units that undergo reconstruction (replacement of an existing unit with a new, comparable unit), the affordability period will automatically be 20 years.

- Under \$15,000 = 5 Years
- \$15,000 - \$40,000 = 10 Years
- Over \$40,000 = 15 Years
- New Construction/Reconstruction = 20 Years

Cook County may elect to require longer affordability periods on a project by project basis subject to community need. Cook County will ensure these long term affordability restrictions through the use of a mortgage that will be recorded against the property title. If an owner who has been assisted through this program for the development of rental housing transfers title of the property before the affordability period expires, the deed restrictions related to income targeting, occupancy and property conditions will remain in full force and effect until the term of the affordability has expired.

If a homebuyer receives assistance through this program, such assistance provided by Cook County will be subject to recapture in the event that a transfer of title occurs sale of the property, or failure of the homebuyer to maintain the unit as their principal residence. The County will establish the actual amount of the assistance originally provided to the homebuyer to be recaptured (repayment based on the above detailed forgiveness schedule) based on the availability of net proceeds. Net proceeds are hereby defined as any amount remaining after the sale price minus any superior loan or lien repayment has been made and reasonable seller closing costs have been deducted. Throughout the affordability period, the County will monitor NSP-assisted rental units to ensure that the units are affordable and



that the property or properties continue to meet minimum housing quality standards. For NSP-assisted homebuyer units, the County will monitor to ensure that the assisted household occupies the property as their principal residence.

The following affordability period restrictions shall apply to each NSP homebuyer assisted-unit, except as otherwise pre-approved by COUNTY in writing:

Amount of Grant or Loan
Affordability Period
Terms
Recapture Back to Cook County
Under \$15,000 per unit

Homebuyer: 5 years
Nothing is forgiven Years 1-5. 100% due back if homebuyer fails to maintain as principal residence, sells or transfers title within first 5 years
100% due; all is forgiven after year 5
\$15,000 to \$40,000 per unit
Homebuyer: 10 years

Nothing is forgiven Years 1-5. 100% due back if homebuyer fails to maintain as principal residence, sells or transfers title within first 5 years.&

Ensuring Continued Affordability:

nbsp; Partial forgiveness after year 5
100% due; year 1 to 5, beginning year 6, 20% of balance is forgiven per year, all is forgiven after year 10
\$40,000+ per unit
Homebuyer: 15 years
Nothing is forgiven Years 1-10. 100% due back if homebuyer fails to maintain as principal residence, sells or transfers title within first 10 years. Partial forgiveness after year 10
100% due; year 1 to 10, beginning year 11, 20% of balance is forgiven per year, all is forgiven after year 15

Definition of Blighted Structure:

A blighted structure is any structure unfit for use, habitation, or dangerous to persons or other property. In addition, a structure is blighted when it exhibits objectively determinable signs of deterioration sufficient to constitute a threat to human health, safety, and public welfare. This includes structures showing evidence of physical decay or neglect, excessive use, or lack of maintenance. Characteristics may also include any nuisance conditions including but not limited to:

Any Nuisance as defined by law, or

- (a) Any residential property that poses a public nuisance which may be detrimental to the health or safety of children whether in a building, on the premises of a building, or upon an unoccupied lot. This includes, but is not limited to: abandoned wells, shafts, basements, excavations, unclean swimming pools or spas, abandoned iceboxes, refrigerators, motor vehicles, and any structurally unsound fences or structures, lumber, trash, fences, or debris which may prove a hazard for inquisitive minors;
- (b) Unsanitary conditions or anything offensive to the senses or dangerous to health including, but not limited to, the emission of odors, sewage, human waste, liquids, gases, dust, smoke, vibration or noise, or whatever may render air, food, or drink detrimental to the health of human beings;
- (c) Physical conditions such as, but not limited to, old, dilapidated, abandoned: scrap or metal, paper, building materials and equipment, bottles, glass, appliances, furniture, rags, rubber, motor vehicles, and parts thereof; or
- (d) Physical conditions posing fire hazards,
- (e) Physical conditions posing a hazard such as but not limited to dead or damaged trees.

Definition of Affordable Rents:

For the purposes of NSP3, Cook County will utilize three definitions of Affordable rents to determine the maximum allowable rent for NSP-assisted units. These rent levels include utilities. If the tenant pays utilities, a utility allowance must be subtracted from the maximum allowable rent to determine the maximum contract rent. Utility allowances shall be calculated as they are currently calculated for Cook County HOME Program rental housing projects. Cook County will review and approve the rents charged on an annual basis. The rent limits shall be updated by HUD on an annual basis, and distributed by Cook County to all owners and property managers.

Low-Income (Set-aside): For NSP3-assisted units designated as set-aside units (those occupied by households earning less than 50% of the area median income), rents shall not exceed the limits established by the HOME Investment Partnerships Program for very low-income families (24 CFR Part 92.252(b)), otherwise known as low HOME rents.

Moderate-Income: For NSP3-assisted units occupied by households earning between 51 and 80% of the area median income, rents shall not exceed the maximum limits established by the HOME Investment Partnerships Program (24 CFR Part 92.252(a)), otherwise known as high HOME rents.

Middle-Income: For NSP3-assisted units occupied by households earning between 81 and 120% of the area median income, rents shall not exceed 110% of Fair Market Rents (FMR) for comparable units in the area as established by HUD under 24 CFR 888.111.

Housing Rehabilitation/New Construction Standards:

All rehabilitated properties shall, upon completion of the rehabilitation, comply with the minimum requirements of the International Property Maintenance Code, 2003 Edition, Chapters 2 through 8, or the corresponding chapters of the version of the Property Maintenance Code in force in the jurisdiction in which the property is located. Provisions of the Cook County housing rehabilitation standards shall supersede the Property Maintenance Code where more stringent, or protective, or in disallowance of work as ineligible. At no time shall a standard, specification or code be permitted that is less stringent than the



minimum property standard hereby adopted for Cook County NSP3.

- The International Property Maintenance Code, 2003 (IPMC)
- Applicable codes of the local jurisdiction (only if more prescriptive than the above referenced International maintenance or property codes)
- Manufacturer Standards and Installation Instructions
- Residential Construction Performance Guidelines for Professional Builders and Remodelers
- The Cook County Material and Workmanship Standards
- Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings
- Regulation on Lead-Based Paint Hazards in Federally-Owned Housing and Housing Receiving Federal Assistance, and the EPA Renovation, Repair and Painting Program Final Rule
- Residential Remodeling and Universal Design: Making Homes More Comfortable and Accessible
- Uniform Federal Accessibility Standards (UFAS)

Substandard dwellings that cannot be brought into compliance with the Cook County housing rehabilitation standards and applicable code requirements shall be deemed not suitable for rehabilitation and shall not be rehabilitated. If the cost of rehabilitation exceeds 50% of the appraised market value of the property, the property may be a candidate for demolition and reconstruction.

Reconstructed property shall be subject to property standards established by the Cook County NSP Program for new construction of residential units.

Each item of work conducted under Cook County NSP3 shall contribute to one or more of the following priorities, and items that do not contribute to one or more of the following priorities shall not be done. Conditions, the addressing of which contribute to achieving the following, shall be or should be considered to be substandard conditions, depending upon their seriousness and status of compliance with the applicable codes, standards and guidelines.

PRIORITIES:

- Meet all applica

Housing Rehabilitation/New Construction Standards:

ble code requirements

- Protect health and safety of occupants and make the unit a Healthy Home
 - Control or eliminate lead hazards
 - Improve or maintain affordability
 - Improve comfort, livability, basic privacy and accessibility
 - Protect and extend the life expectancy of the dwelling
 - Provide critical storage, work or living space
 - Adhere to the principles of green building
 - Improve the appearance (street presence) of the property
- Improve marketability of the property

Vicinity Hiring:

As of June 2010, both proposed target areas suffered from unemployment rates of 10 percent or greater. The West region target area is home to a significant number of working class households who were among the hardest hit during the recent economic downturn as it relates to both unemployment and underemployment. Many individuals in this target area were employed in the construction and industrial trades which experienced particularly significant job loss. Within the South region target area, a significant proportion of the workforce is engaged in healthcare, social and public administration. To the maximum extent feasible, Cook County will work collaboratively with the local jurisdictions and project developers to market opportunities for the hiring of employees that reside in the vicinity of NSP3 -funded projects or contract with small businesses that are owned and operated by persons residing in the vicinity of NSP3 projects. These opportunities may be construction or professional service related.

Procedures for Preferences for Affordable Rental Dev.:

The jurisdiction certifies that it will be abide by the procedures described in its NSP3 Abbreviated Plan to create preferences for the development of affordable rental housing for properties assisted with NSP3 funds.

Grantee Contact Information:

Jane Hornstein (Deputy Director)Jane.Hornstein@cookcountyil.gov, 312-603-1000
Bureau of Community Development
69 W Washington
Suite 2900
Chicago, IL 60602

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$8,072,366.29
Total Budget	\$31,890.03	\$8,072,366.29
Total Obligated	\$31,890.03	\$8,078,672.24
Total Funds Drawdown	\$31,890.03	\$8,078,672.24
Program Funds Drawdown	\$31,890.03	\$7,766,342.77



Program Income Drawdown	\$0.00	\$312,329.47
Program Income Received	\$0.00	\$312,329.47
Total Funds Expended	\$361,510.94	\$8,168,007.07
Match Contributed	\$0.00	\$0.00

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$1,166,448.60	\$0.00
Limit on Admin/Planning	\$777,632.40	\$759,538.47
Limit on State Admin	\$0.00	\$759,538.47

Progress Toward Activity Type Targets

Activity Type	Target	Actual
Administration	\$777,632.40	\$759,538.47

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$1,944,081.00	\$1,892,309.49

Overall Progress Narrative:

The County has identified two areas of concentration - Chicago Heights and Maywood for the purposes of multifamily rental. 82 units have been acquired with 24 units currently under construction. 29 housing units are complete in the City of Chicago Heights. Marketing has begun for leasing.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
N11, Acquisition/Rehabilitation	\$31,890.03	\$7,405,784.23	\$7,095,821.05
N11 Administration, Administration	\$0.00	\$759,538.47	\$670,521.72



Activities

Project # / Title: N11 / Acquisition/Rehabilitation

Grantee Activity Number: N11-01-B

Activity Title: Chicago Heights/Hispanic Housing

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

N11

Projected Start Date:

03/01/2011

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition/Rehabilitation

Projected End Date:

02/28/2014

Completed Activity Actual End Date:

Responsible Organization:

Hispanic Housing Development Corporation

Overall

Total Projected Budget from All Sources

Jan 1 thru Mar 31, 2015

N/A

To Date

\$2,162,927.21

Total Budget

\$0.00

\$2,162,927.21

Total Obligated

\$0.00

\$2,162,927.21

Total Funds Drawdown

\$0.00

\$2,169,233.16

Program Funds Drawdown

\$0.00

\$2,096,537.31

Program Income Drawdown

\$0.00

\$72,695.85

Program Income Received

\$0.00

\$52,750.67

Total Funds Expended

\$0.00

\$2,171,305.94

Hispanic Housing Development Corporation

\$0.00

\$2,171,305.94

Match Contributed

\$0.00

\$0.00

Activity Description:

Acquisition and rehabilitation of 13 housing units (Eleven single family homes, one 2 flat) that has been abandoned or foreclosed upon will be used for rental to qualified households whose income is between 51 and 120% of area median income.

Location Description:

- 820 Peoria Street, Chicago Heights, IL. 60411
- 1038 Ashland Avenue, Chicago Heights, IL. 60411
- 910 Luther Lane, Chicago Heights, IL. 60411
- 1133 Grant Avenue, Chicago Heights, IL. 60411
- 120 S. Floyd Lane, Chicago Heights, IL. 60411
- 1301 Franklin Avenue, Chicago Heights, IL. 60411
- 74 Terry Court, Chicago Heights, IL. 60411



- 190 W. Raye Dr., Chicago Heights, IL. 60411
- 1111 Schilling Avenue, Chicago Heights, IL. 60411
- 20 W. 15th St., Chicago Heights, IL. 60411
- 456 Gail Lane, Chicago Heights, IL. 60411
- 628 Emerald Avenue, Chicago Heights, IL. 60411

Activity Progress Narrative:

13 units are complete and 4 vacancies remain.

Accomplishments Performance Measures

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Properties	0	12/12

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Housing Units	0	12/13
# of Singlefamily Units	0	12/13

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	



Grantee Activity Number:	N11-01-B-25%
Activity Title:	Chicago Heights-West/Hispanic Housing

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

N11

Projected Start Date:

03/01/2011

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Acquisition/Rehabilitation

Projected End Date:

02/28/2014

Completed Activity Actual End Date:

Responsible Organization:

Hispanic Housing Development Corporation

Overall	Jan 1 thru Mar 31, 2015	To Date
Total Projected Budget from All Sources	N/A	\$1,892,309.49
Total Budget	\$0.00	\$1,892,309.49
Total Obligated	\$0.00	\$1,898,615.44
Total Funds Drawdown	\$0.00	\$1,892,309.49
Program Funds Drawdown	\$0.00	\$1,852,740.14
Program Income Drawdown	\$0.00	\$39,569.35
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$128,187.45	\$1,892,309.49
Hispanic Housing Development Corporation	\$128,187.45	\$1,892,309.49
Match Contributed	\$0.00	\$0.00

Activity Description:

Acquisition and rehabilitation of 9 housing units that have been abandoned or foreclosed upon for rental to qualified households whose income is 50% or less of area median income.

Location Description:

- 1645 Hilltop Ave., Chicago Heights, IL. 60411
- 22 E. 24th St., Chicago Heights, IL. 60411
- 1521 Schilling Ave., Chicago Heights, IL. 60411
- 335 E. 24th St., Chicago Heights, IL. 60411
- 492 W. 17th St., Chicago Heights, IL. 60411
- 278 W. 16th St., Chicago Heights, IL. 60411
- 635 W. 15th St., Chicago Heights, IL. 60411
- 1606 Euclid Ave., Chicago Heights, IL. 60411
- 1238 Park Ave., Chicago Heights, IL. 60411

Activity Progress Narrative:

Rehabilitation is complete on all 9 properties. All units have been leased.



Accomplishments Performance Measures

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Properties	0	9/9

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Housing Units	0	10/10
# of Singlefamily Units	0	10/10

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	0/10	0/0	0/10	0
# Renter Households	0	0	0	0/10	0/0	0/10	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	



Grantee Activity Number: N11-02-B
Activity Title: Maywood/ Alexander

Activity Category:
 Rehabilitation/reconstruction of residential structures

Activity Status:
 Under Way

Project Number:
 N11

Project Title:
 Acquisition/Rehabilitation

Projected Start Date:
 10/31/2011

Projected End Date:
 03/01/2014

Benefit Type:
 Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:
 NSP Only - LMMI

Responsible Organization:
 Jean and Eve Alexandre

Overall	Jan 1 thru Mar 31, 2015	To Date
Total Projected Budget from All Sources	N/A	\$663,491.63
Total Budget	\$29,960.00	\$663,491.63
Total Obligated	\$29,960.00	\$663,491.63
Total Funds Drawdown	\$29,960.00	\$663,491.63
Program Funds Drawdown	\$29,960.00	\$663,491.63
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$29,960.00	\$663,491.63
Jean and Eve Alexandre	\$29,960.00	\$663,491.63
Match Contributed	\$0.00	\$0.00

Activity Description:

6 units will be rehabbed for rental to qualified households.

Location Description:

- 1007 S. 4th Ave., Maywood, IL. 60153

Activity Progress Narrative:

Construction is complete for a 6 unit building. All 6 units have been leased.

Accomplishments Performance Measures

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



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



Grantee Activity Number:	N11-03-B
Activity Title:	Maywood/ K Young Development

Activity Category:

Acquisition - general

Project Number:

N11

Projected Start Date:

03/01/2011

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition/Rehabilitation

Projected End Date:

02/28/2014

Completed Activity Actual End Date:

Responsible Organization:

Karry L Young Development LLC

Overall	Jan 1 thru Mar 31, 2015	To Date
Total Projected Budget from All Sources	N/A	\$431,765.74
Total Budget	\$0.00	\$431,765.74
Total Obligated	\$0.00	\$431,765.74
Total Funds Drawdown	\$0.00	\$431,765.74
Program Funds Drawdown	\$0.00	\$431,765.74
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$53,077.61	\$431,765.74
KLY Development LLC	\$53,077.61	\$431,765.74
Match Contributed	\$0.00	\$0.00

Activity Description:

Acquisition of 23 housing units that have been abandoned and foreclosed upon for ultimate rental to qualified households whose income 50% or less of area median income. The renovation of the 23 units will be completed with HOME funds.

Location Description:

- 1010 Greenwood Ave., Maywood, IL. 60153

Activity Progress Narrative:

Construction is complete. Lease up is still occurring.

Accomplishments Performance Measures

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



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/23
# of Multifamily Units	0	0/23

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	



Grantee Activity Number: N11-04-B
Activity Title: Chicago Heights-Mecca

Activity Category:
 Rehabilitation/reconstruction of residential structures

Activity Status:
 Under Way

Project Number:
 N11

Project Title:
 Acquisition/Rehabilitation

Projected Start Date:
 03/01/2011

Projected End Date:
 02/28/2014

Benefit Type:
 Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:
 NSP Only - LMMI

Responsible Organization:
 Mecca Companies Inc.

Overall	Jan 1 thru Mar 31, 2015	To Date
Total Projected Budget from All Sources	N/A	\$1,702,309.57
Total Budget	\$0.00	\$1,702,309.57
Total Obligated	\$0.00	\$1,702,309.57
Total Funds Drawdown	\$0.00	\$1,702,309.57
Program Funds Drawdown	\$0.00	\$1,701,534.72
Program Income Drawdown	\$0.00	\$774.85
Program Income Received	\$0.00	\$115,095.98
Total Funds Expended	\$0.00	\$1,692,614.83
Mecca Companies Inc.	\$0.00	\$1,692,614.83
Match Contributed	\$0.00	\$0.00

Activity Description:

Acquisition and reahabilitation of 6 housing units that have been abandoned or foreclosed upon for ultimate resale to qualified households whose income is between 51 and 120% of area median income.

Location Description:

- 140 E. 16th Street, Chicago Heights, IL. 60411
- 150 E. 16th Street, Chicago Heights, IL. 60411
- 152 E. 16th Street, Chicago Heights, IL. 60411
- 1603 Center Street, Chicago Heights, IL. 60411
- 1607 Center Street, Chicago Heights, IL. 60411
- 1611 Center Street, Chicago Heights, IL. 60411

Activity Progress Narrative:

Rehabilitation is complete for 6 single family homes. All homes have been sold.



Accomplishments Performance Measures

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Properties	0	6/6

	This Report Period Total	Cumulative Actual Total / Expected 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	



Grantee Activity Number:	N11-05-B
Activity Title:	Maywood/PLCCA

Activity Category:

Acquisition - general

Project Number:

N11

Projected Start Date:

10/31/2011

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition/Rehabilitation

Projected End Date:

03/01/2014

Completed Activity Actual End Date:

Responsible Organization:

Proviso Leyden Council for Community Action Inc.

Overall	Jan 1 thru Mar 31, 2015	To Date
Total Projected Budget from All Sources	N/A	\$460,024.18
Total Budget	\$1,930.03	\$460,024.18
Total Obligated	\$1,930.03	\$460,024.18
Total Funds Drawdown	\$1,930.03	\$460,024.18
Program Funds Drawdown	\$1,930.03	\$349,751.51
Program Income Drawdown	\$0.00	\$110,272.67
Program Income Received	\$0.00	\$92,794.98
Total Funds Expended	\$150,285.88	\$756,735.88
Proviso Leyden Council for Community Action Inc.	\$150,285.88	\$756,735.88
Match Contributed	\$0.00	\$0.00

Activity Description:

Acquisition of 24 units to be rehabbed using HOME Funds for rental to qualified households whose income is 50% or less of area median income.

Location Description:

- 1830-1832 S. 5th Ave., Maywood, IL. 60153

Activity Progress Narrative:

Financing is now in place. Currently under construction and 70% complete.

Accomplishments Performance Measures

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



	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		0/24	
# of Multifamily Units	0		0/24	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Permanent Jobs Created	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	



Grantee: Cook County, IL

Grant: B-11-UN-17-0001

April 1, 2015 thru June 30, 2015 Performance Report



Grant Number:

B-11-UN-17-0001

Obligation Date:**Award Date:****Grantee Name:**

Cook County, IL

Contract End Date:**Review by HUD:**

Reviewed and Approved

Grant Award Amount:

\$7,776,324.00

Grant Status:

Active

QPR Contact:

Lesa Carey

LOCCS Authorized Amount:

\$7,776,324.00

Estimated PI/RL Funds:

\$329,193.39

Total Budget:

\$8,105,517.39

Disasters:

Declaration Number

NSP

Narratives

Summary of Distribution and Uses of NSP Funds:

Cook County determined the potential areas of greatest need for targeting of NSP3 funds through a comprehensive review of HUD data estimates of foreclosures needs and foreclosure-related needs scores at the census tract level for the 131 suburban municipalities. The 37 municipalities separated by geographic region, with a minimum foreclosure needs score of 17 are indicated in the Eligible Target Areas Table in the Appendix. Given limited funding and resources under NSP3, Cook County has further defined its target areas to focus efforts in communities that face an increased incidence of foreclosures as well as ongoing economic instability. Towards this end, Cook County will be prioritizing NSP 3 assistance to community areas with a minimum foreclosure needs score of 19 or 20 that have previously benefitted from specifically designated significant assistance under NSP1. Chicago Heights and Maywood are the two communities where NSP1 was heavily focused and the County felt those two cities could make a larger impact. Both communities have multifamily buildings that are abandoned, vacant or foreclosed.

How Fund Use Addresses Market Conditions:

The jurisdiction certifies that it will comply with the Dodd-Frank Wall Street Reform and Consumer Protection Act and Title XII of Division A of the American Recovery and Reinvestment Act of 2009 by spending 50 percent of its grant funds within 2 years, and spending 100 percent within 3 years, of receipt of the grant.

Ensuring Continued Affordability:

All NSP3-assisted housing units will be subject to the following minimum affordability restrictions. The affordability period is determined on the amount of NSP3 assistance on a per-unit basis. For the units that undergo reconstruction (replacement of an existing unit with a new, comparable unit), the affordability period will automatically be 20 years.

- Under \$15,000 = 5 Years
- \$15,000 - \$40,000 = 10 Years
- Over \$40,000 = 15 Years
- New Construction/Reconstruction = 20 Years

Cook County may elect to require longer affordability periods on a project by project basis subject to community need. Cook County will ensure these long term affordability restrictions through the use of a mortgage that will be recorded against the property title. If an owner who has been assisted through this program for the development of rental housing transfers title of the property before the affordability period expires, the deed restrictions related to income targeting, occupancy and property conditions will remain in full force and effect until the term of the affordability has expired.

If a homebuyer receives assistance through this program, such assistance provided by Cook County will be subject to recapture in the event that a transfer of title occurs sale of the property, or failure of the homebuyer to maintain the unit as their principal residence. The County will establish the actual amount of the assistance originally provided to the homebuyer to be recaptured (repayment based on the above detailed forgiveness schedule) based on the availability of net proceeds. Net proceeds are hereby defined as any amount remaining after the sale price minus any superior loan or lien repayment has been made and reasonable seller closing costs have been deducted. Throughout the affordability period, the County will monitor NSP-assisted rental units to ensure that the units are affordable and



that the property or properties continue to meet minimum housing quality standards. For NSP-assisted homebuyer units, the County will monitor to ensure that the assisted household occupies the property as their principal residence.

The following affordability period restrictions shall apply to each NSP homebuyer assisted-unit, except as otherwise pre-approved by COUNTY in writing:

Amount of Grant or Loan
Affordability Period
Terms
Recapture Back to Cook County
Under \$15,000 per unit

Homebuyer: 5 years
Nothing is forgiven Years 1-5. 100% due back if homebuyer fails to maintain as principal residence, sells or transfers title within first 5 years
100% due; all is forgiven after year 5
\$15,000 to \$40,000 per unit
Homebuyer: 10 years

Nothing is forgiven Years 1-5. 100% due back if homebuyer fails to maintain as principal residence, sells or transfers title within first 5 years.
Partial forgiveness after year 5
100% due; year 1 to 5, beginning year 6, 20% of balance is forgiven per year, all is forgiven after year 10
\$40,000+ per unit
Homebuyer: 15 years
Nothing is forgiven Years 1-10. 100% due back if homebuyer fails to maintain as principal residence, sells or transfers title within first 10 years. Partial forgiveness after year 10
100% due; year 1 to 10, beginning year 11, 20% of balance is forgiven per year, all is forgiven after year 15

Definition of Blighted Structure:

A blighted structure is any structure unfit for use, habitation, or dangerous to persons or other property. In addition, a structure is blighted when it exhibits objectively determinable signs of deterioration sufficient to constitute a threat to human health, safety, and public welfare. This includes structures showing evidence of physical decay or neglect, excessive use, or lack of maintenance. Characteristics may also include any nuisance conditions including but not limited to:

Any Nuisance as defined by law, or

- (a) Any residential property that poses a public nuisance which may be detrimental to the health or safety of children whether in a building, on the premises of a building, or upon an unoccupied lot. This includes, but is not limited to: abandoned wells, shafts, basements, excavations, unclean swimming pools or spas, abandoned iceboxes, refrigerators, motor vehicles, and any structurally unsound fences or structures, lumber, trash, fences, or debris which may prove a hazard for inquisitive minors;
- (b) Unsanitary conditions or anything offensive to the senses or dangerous to health including, but not limited to, the emission of odors, sewage, human waste, liquids, gases, dust, smoke, vibration or noise, or whatever may render air, food, or drink detrimental to the health of human beings;
- (c) Physical conditions such as, but not limited to, old, dilapidated, abandoned: scrap or metal, paper, building materials and equipment, bottles, glass, appliances, furniture, rags, rubber, motor vehicles, and parts thereof; or
- (d) Physical conditions posing fire hazards,
- (e) Physical conditions posing a hazard such as but not limited to dead or damaged trees.

Definition of Affordable Rents:

For the purposes of NSP3, Cook County will utilize three definitions of Affordable rents to determine the maximum allowable rent for NSP-assisted units. These rent levels include utilities. If the tenant pays utilities, a utility allowance must be subtracted from the maximum allowable rent to determine the maximum contract rent. Utility allowances shall be calculated as they are currently calculated for Cook County HOME Program rental housing projects. Cook County will review and approve the rents charged on an annual basis. The rent limits shall be updated by HUD on an annual basis, and distributed by Cook County to all owners and property managers.

Low-Income (Set-aside): For NSP3-assisted units designated as set-aside units (those occupied by households earning less than 50% of the area median income), rents shall not exceed the limits established by the HOME Investment Partnerships Program for very low-income families (24 CFR Part 92.252(b)), otherwise known as low HOME rents.

Moderate-Income: For NSP3-assisted units occupied by households earning between 51 and 80% of the area median income, rents shall not exceed the maximum limits established by the HOME Investment Partnerships Program (24 CFR Part 92.252(a)), otherwise known as high HOME rents.

Middle-Income: For NSP3-assisted units occupied by households earning between 81 and 120% of the area median income, rents shall not exceed 110% of Fair Market Rents (FMR) for comparable units in the area as established by HUD under 24 CFR 888.111.

Housing Rehabilitation/New Construction Standards:

All rehabilitated properties shall, upon completion of the rehabilitation, comply with the minimum requirements of the International Property Maintenance Code, 2003 Edition, Chapters 2 through 8, or the corresponding chapters of the version of the Property Maintenance Code in force in the jurisdiction in which the property is located. Provisions of the Cook County housing rehabilitation standards shall supersede the Property Maintenance Code where more stringent, or protective, or in disallowance of work as ineligible. At no time shall a standard, specification or code be permitted that is less stringent than the minimum property standard hereby adopted for Cook County NSP3.

· The International Property Maintenance Code, 2003 (IPMC)

· Applicable codes of the local jurisdiction (only if more prescriptive than the above referenced International maintenance or property codes)



- Manufacturer Standards and Installation Instructions
- Residential Construction Performance Guidelines for Professional Builders and Remodelers
- The Cook County Material and Workmanship Standards
- Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings
- Regulation on Lead-Based Paint Hazards in Federally-Owned Housing and Housing Receiving Federal Assistance, and the EPA Renovation, Repair and Painting Program Final Rule
- Residential Remodeling and Universal Design: Making Homes More Comfortable and Accessible
- Uniform Federal Accessibility Standards (UFAS)

Substandard dwellings that cannot be brought into compliance with the Cook County housing rehabilitation standards and applicable code requirements shall be deemed not suitable for rehabilitation and shall not be rehabilitated. If the cost of rehabilitation exceeds 50% of the appraised market value of the property, the property may be a candidate for demolition and reconstruction.

Reconstructed property shall be subject to property standards established by the Cook County NSP Program for new construction of residential units.

Each item of work conducted under Cook County NSP3 shall contribute to one or more of the following priorities, and items that do not contribute to one or more of the following priorities shall not be done. Conditions, the addressing of which contribute to achieving the following, shall be or should be considered to be substandard conditions, depending upon their seriousness and status of compliance with the applicable codes, standards and guidelines.

PRIORITIES:

- Meet all applicable code requirements
- Protect health and safety of occupants and make the unit a Healthy Home
- Control or eliminate lead hazards
- Improve or maintain affordability
- Improve comfort, livability, basic privacy and accessibility
- Protect and extend the life expectancy of the dwelling
- Provide critical storage, work or living space
- Adhere to the principles of green building
- Improve the appearance (street presence) of the property

Improve marketability of the property

Vicinity Hiring:

As of June 2010, both proposed target areas suffered from unemployment rates of 10 percent or greater. The West region target area is home to a significant number of working class households who were among the hardest hit during the recent economic downturn as it relates to both unemployment and underemployment. Many individuals in this target area were employed in the construction and industrial trades which experienced particularly significant job loss. Within the South region target area, a significant proportion of the workforce is engaged in healthcare, social and public administration. To the maximum extent feasible, Cook County will work collaboratively with the local jurisdictions and project developers to market opportunities for the hiring of employees that reside in the vicinity of NSP3 -funded projects or contract with small businesses that are owned and operated by persons residing in the vicinity of NSP3 projects. These opportunities may be construction or professional service related.

Procedures for Preferences for Affordable Rental Dev.:

The jurisdiction certifies that it will abide by the procedures described in its NSP3 Abbreviated Plan to create preferences for the development of affordable rental housing for properties assisted with NSP3 funds.

Grantee Contact Information:

Jane Hornstein (Deputy Director) Jane.Hornstein@cookcountyil.gov, 312-603-1000
 Bureau of Community Development
 69 W Washington
 Suite 2900
 Chicago, IL 60602

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$8,095,536.24
Total Budget	\$16,864.00	\$8,095,536.24
Total Obligated	\$16,864.00	\$8,095,536.24
Total Funds Drawdown	\$0.00	\$8,078,672.24
Program Funds Drawdown	\$0.00	\$7,766,342.77
Program Income Drawdown	\$0.00	\$312,329.47
Program Income Received	\$0.00	\$312,329.47
Total Funds Expended	\$0.00	\$8,168,007.07
Match Contributed	\$0.00	\$0.00



Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$1,166,448.60	\$0.00
Limit on Admin/Planning	\$777,632.40	\$747,835.98
Limit on State Admin	\$0.00	\$747,835.98

Progress Toward Activity Type Targets

Activity Type	Target	Actual
Administration	\$777,632.40	\$759,538.47

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$1,944,081.00	\$1,892,309.49

Overall Progress Narrative:

The County has identified two areas of concentration - Chicago Heights and Maywood for the purposes of multifamily rental. 82 units have been acquired with 24 units currently under construction. 29 housing units are complete in the City of Chicago Heights and have been leased and sold. 29 units have been leased in Village Maywood.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
9999, Restricted Balance	\$0.00	\$0.00	\$0.00
N11, Acquisition/Rehabilitation	\$0.00	\$7,335,997.77	\$7,107,523.54
N11 Administration, Administration	\$0.00	\$759,538.47	\$658,819.23

Activities

Project # / Title: N11 / Acquisition/Rehabilitation

Grantee Activity Number: N11-01-B

Activity Title: Chicago Heights/Hispanic Housing

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

N11

Projected Start Date:

03/01/2011

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition/Rehabilitation

Projected End Date:

02/28/2014

Completed Activity Actual End Date:

Responsible Organization:

Hispanic Housing Development Corporation

Overall

Total Projected Budget from All Sources

Apr 1 thru Jun 30, 2015

N/A

To Date

\$2,169,233.16

Total Budget

\$6,305.95

\$2,169,233.16

Total Obligated

\$6,305.95

\$2,169,233.16

Total Funds Drawdown

\$0.00

\$2,169,233.16

Program Funds Drawdown

\$0.00

\$2,096,537.31

Program Income Drawdown

\$0.00

\$72,695.85

Program Income Received

\$0.00

\$52,750.67

Total Funds Expended

\$0.00

\$2,171,305.94

Hispanic Housing Development Corporation

\$0.00

\$2,171,305.94

Match Contributed

\$0.00

\$0.00

Activity Description:

Acquisition and rehabilitation of 13 housing units (Eleven single family homes, one 2 flat) that has been abandoned or foreclosed upon will be used for rental to qualified households whose income is between 51 and 120% of area median income.

Location Description:

- 820 Peoria Street, Chicago Heights, IL. 60411
- 1038 Ashland Avenue, Chicago Heights, IL. 60411
- 910 Luther Lane, Chicago Heights, IL. 60411
- 1133 Grant Avenue, Chicago Heights, IL. 60411
- 120 S. Floyd Lane, Chicago Heights, IL. 60411
- 1301 Franklin Avenue, Chicago Heights, IL. 60411
- 74 Terry Court, Chicago Heights, IL. 60411



- 190 W. Raye Dr., Chicago Heights, IL. 60411
- 1111 Schilling Avenue, Chicago Heights, IL. 60411
- 20 W. 15th St., Chicago Heights, IL. 60411
- 456 Gail Lane, Chicago Heights, IL. 60411
- 628 Emerald Avenue, Chicago Heights, IL. 60411

Activity Progress Narrative:

13 units are complete and occupied.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	12/12

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	1	13/13
# of Singlefamily Units	1	13/13

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	0/13	0/13	0
# Renter Households	0	0	0	0/0	0/13	0/13	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	

Grantee Activity Number: N11-01-B-25%

Activity Title: Chicago Heights-West/Hispanic Housing

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

N11

Projected Start Date:

03/01/2011

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Acquisition/Rehabilitation

Projected End Date:

02/28/2014

Completed Activity Actual End Date:

Responsible Organization:

Hispanic Housing Development Corporation

Overall

Total Projected Budget from All Sources

Apr 1 thru Jun 30, 2015

N/A

To Date

\$1,892,309.49

Total Budget

(\$6,305.95)

\$1,892,309.49

Total Obligated

(\$6,305.95)

\$1,892,309.49

Total Funds Drawdown

\$0.00

\$1,892,309.49

Program Funds Drawdown

\$0.00

\$1,852,740.14

Program Income Drawdown

\$0.00

\$39,569.35

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$0.00

\$1,892,309.49

Hispanic Housing Development Corporation

\$0.00

\$1,892,309.49

Match Contributed

\$0.00

\$0.00

Activity Description:

Acquisition and rehabilitation of 9 housing units that have been abandoned or foreclosed upon for rental to qualified households whose income is 50% or less of area median income.

Location Description:

- 1645 Hilltop Ave., Chicago Heights, IL. 60411
- 22 E. 24th St., Chicago Heights, IL. 60411
- 1521 Schilling Ave., Chicago Heights, IL. 60411
- 335 E. 24th St., Chicago Heights, IL. 60411
- 492 W. 17th St., Chicago Heights, IL. 60411
- 278 W. 16th St., Chicago Heights, IL. 60411
- 635 W. 15th St., Chicago Heights, IL. 60411
- 1606 Euclid Ave., Chicago Heights, IL. 60411
- 1238 Park Ave., Chicago Heights, IL. 60411

Activity Progress Narrative:

Rehabilitation is complete on all 9 properties and have been fully leased.



Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	9/9

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	10/10
# of Singlefamily Units	0	10/10

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	10	0	10	10/10	0/0	10/10	100.00
# Renter Households	10	0	10	10/10	0/0	10/10	100.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
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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:	N11-02-B
Activity Title:	Maywood/ Alexander

Activity Category:
Rehabilitation/reconstruction of residential structures

Activity Status:
Under Way

Project Number:
N11

Project Title:
Acquisition/Rehabilitation

Projected Start Date:
10/31/2011

Projected End Date:
03/01/2014

Benefit Type:
Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:
NSP Only - LMMI

Responsible Organization:
Jean and Eve Alexandre

Overall	Apr 1 thru Jun 30, 2015	To Date
Total Projected Budget from All Sources	N/A	\$663,491.63
Total Budget	\$0.00	\$663,491.63
Total Obligated	\$0.00	\$663,491.63
Total Funds Drawdown	\$0.00	\$663,491.63
Program Funds Drawdown	\$0.00	\$663,491.63
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$663,491.63
Jean and Eve Alexandre	\$0.00	\$663,491.63
Match Contributed	\$0.00	\$0.00

Activity Description:

6 units will be rehabbed for rental to qualified households.

Location Description:

- 1007 S. 4th Ave., Maywood, IL. 60153

Activity Progress Narrative:

Construction is complete for a 6 unit building and have been fully leased.

Accomplishments Performance Measures

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



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



Grantee Activity Number:	N11-03-B
Activity Title:	Maywood/ K Young Development

Activity Category:

Acquisition - general

Project Number:

N11

Projected Start Date:

03/01/2011

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition/Rehabilitation

Projected End Date:

02/28/2014

Completed Activity Actual End Date:

Responsible Organization:

KLY Development LLC

Overall	Apr 1 thru Jun 30, 2015	To Date
Total Projected Budget from All Sources	N/A	\$448,629.74
Total Budget	\$16,864.00	\$448,629.74
Total Obligated	\$16,864.00	\$448,629.74
Total Funds Drawdown	\$0.00	\$443,468.23
Program Funds Drawdown	\$0.00	\$443,468.23
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$431,765.74
KLY Development LLC	\$0.00	\$431,765.74
Match Contributed	\$0.00	\$0.00

Activity Description:

Acquisition of 23 housing units that have been abandoned and foreclosed upon for ultimate rental to qualified households whose income 50% or less of area median income. The renovation of the 23 units will be completed with HOME funds.

Location Description:

- 1010 Greenwood Ave., Maywood, IL. 60153

Activity Progress Narrative:

Construction is complete and fully leased.

Accomplishments Performance Measures

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



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	23	23/23
# of Multifamily Units	23	23/23

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected				
	Low	Mod	Total	Low	Mod	Total	Low/Mod	
# of Households	0	0	0	0/23	0/0	0/23	0	
# Renter Households	0	0	0	0/23	0/0	0/23	0	

Activity Locations

Address	City	County	State	Zip	Status / Accept
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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: N11-04-B
Activity Title: Chicago Heights-Mecca

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

N11

Projected Start Date:

03/01/2011

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition/Rehabilitation

Projected End Date:

02/28/2014

Completed Activity Actual End Date:

Responsible Organization:

Mecca Companies Inc.

Overall	Apr 1 thru Jun 30, 2015	To Date
Total Projected Budget from All Sources	N/A	\$1,702,309.57
Total Budget	\$0.00	\$1,702,309.57
Total Obligated	\$0.00	\$1,702,309.57
Total Funds Drawdown	\$0.00	\$1,702,309.57
Program Funds Drawdown	\$0.00	\$1,701,534.72
Program Income Drawdown	\$0.00	\$774.85
Program Income Received	\$0.00	\$115,095.98
Total Funds Expended	\$0.00	\$1,692,614.83
Mecca Companies Inc.	\$0.00	\$1,692,614.83
Match Contributed	\$0.00	\$0.00

Activity Description:

Acquisition and reahabilitation of 6 housing units that have been abandoned or foreclosed upon for ultimate resale to qualified households whose income is between 51 and 120% of area median income.

Location Description:

- 140 E. 16th Street, Chicago Heights, IL. 60411
- 150 E. 16th Street, Chicago Heights, IL. 60411
- 152 E. 16th Street, Chicago Heights, IL. 60411
- 1603 Center Street, Chicago Heights, IL. 60411
- 1607 Center Street, Chicago Heights, IL. 60411
- 1611 Center Street, Chicago Heights, IL. 60411

Activity Progress Narrative:

Rehabilitation is complete for 6 single family homes and have been sold.



Accomplishments Performance Measures

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Properties	0	6/6

	This Report Period Total	Cumulative Actual Total / Expected 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	

Grantee Activity Number:	N11-05-B
Activity Title:	Maywood/PLCCA

Activity Category:

Acquisition - general

Project Number:

N11

Projected Start Date:

10/31/2011

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition/Rehabilitation

Projected End Date:

03/01/2014

Completed Activity Actual End Date:

Responsible Organization:

Proviso Leyden Council for Community Action Inc.

Overall	Apr 1 thru Jun 30, 2015	To Date
Total Projected Budget from All Sources	N/A	\$460,024.18
Total Budget	\$0.00	\$460,024.18
Total Obligated	\$0.00	\$460,024.18
Total Funds Drawdown	\$0.00	\$460,024.18
Program Funds Drawdown	\$0.00	\$349,751.51
Program Income Drawdown	\$0.00	\$110,272.67
Program Income Received	\$0.00	\$92,794.98
Total Funds Expended	\$0.00	\$756,735.88
Proviso Leyden Council for Community Action Inc.	\$0.00	\$756,735.88
Match Contributed	\$0.00	\$0.00

Activity Description:

Acquisition of 24 units to be rehabbed using HOME Funds for rental to qualified households whose income is 50% or less of area median income.

Location Description:

- 1830-1832 S. 5th Ave., Maywood, IL. 60153

Activity Progress Narrative:

Financing is now in place. Currently under construction and 76% complete.

Accomplishments Performance Measures

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



	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		0/24	
# of Multifamily Units	0		0/24	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Permanent Jobs Created	0	0	0	0/0	0/0	0/0	0

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	0/24	0/0	0/24	0
# Renter Households	0	0	0	0/24	0/0	0/24	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	



Grantee: Cook County, IL

Grant: B-11-UN-17-0001

July 1, 2015 thru September 30, 2015 Performance Report



Grant Number:

B-11-UN-17-0001

Obligation Date:**Award Date:****Grantee Name:**

Cook County, IL

Contract End Date:**Review by HUD:**

Reviewed and Approved

Grant Award Amount:

\$7,776,324.00

Grant Status:

Active

QPR Contact:

Lesa Carey

LOCCS Authorized Amount:

\$7,776,324.00

Estimated PI/RL Funds:

\$329,193.39

Total Budget:

\$8,105,517.39

Disasters:

Declaration Number

NSP

Narratives

Summary of Distribution and Uses of NSP Funds:

Cook County determined the potential areas of greatest need for targeting of NSP3 funds through a comprehensive review of HUD data estimates of foreclosures needs and foreclosure-related needs scores at the census tract level for the 131 suburban municipalities. The 37 municipalities separated by geographic region, with a minimum foreclosure needs score of 17 are indicated in the Eligible Target Areas Table in the Appendix. Given limited funding and resources under NSP3, Cook County has further defined its target areas to focus efforts in communities that face an increased incidence of foreclosures as well as ongoing economic instability. Towards this end, Cook County will be prioritizing NSP 3 assistance to community areas with a minimum foreclosure needs score of 19 or 20 that have previously benefitted from specifically designated significant assistance under NSP1. Chicago Heights and Maywood are the two communities where NSP1 was heavily focused and the County felt those two cities could make a larger impact. Both communities have multifamily buildings that are abandoned, vacant or foreclosed.

How Fund Use Addresses Market Conditions:

The jurisdiction certifies that it will comply with the Dodd-Frank Wall Street Reform and Consumer Protection Act and Title XII of Division A of the American Recovery and Reinvestment Act of 2009 by spending 50 percent of its grant funds within 2 years, and spending 100 percent within 3 years, of receipt of the grant.

Ensuring Continued Affordability:

All NSP3-assisted housing units will be subject to the following minimum affordability restrictions. The affordability period is determined on the amount of NSP3 assistance on a per-unit basis. For the units that undergo reconstruction (replacement of an existing unit with a new, comparable unit), the affordability period will automatically be 20 years.

- Under \$15,000 = 5 Years
- \$15,000 - \$40,000 = 10 Years
- Over \$40,000 = 15 Years
- New Construction/Reconstruction = 20 Years

Cook County may elect to require longer affordability periods on a project by project basis subject to community need. Cook County will ensure these long term affordability restrictions through the use of a mortgage that will be recorded against the property title. If an owner who has been assisted through this program for the development of rental housing transfers title of the property before the affordability period expires, the deed restrictions related to income targeting, occupancy and property conditions will remain in full force and effect until the term of the affordability has expired.

If a homebuyer receives assistance through this program, such assistance provided by Cook County will be subject to recapture in the event that a transfer of title occurs sale of the property, or failure of the homebuyer to maintain the unit as their principal residence. The County will establish the actual amount of the assistance originally provided to the homebuyer to be recaptured (repayment based on the above detailed forgiveness schedule) based on the availability of net proceeds. Net proceeds are hereby defined as any amount remaining after the sale price minus any superior loan or lien repayment has been made and reasonable seller closing costs have been deducted. Throughout the affordability period, the County will monitor NSP-assisted rental units to ensure that the units are affordable and



that the property or properties continue to meet minimum housing quality standards. For NSP-assisted homebuyer units, the County will monitor to ensure that the assisted household occupies the property as their principal residence.

The following affordability period restrictions shall apply to each NSP homebuyer assisted-unit, except as otherwise pre-approved by COUNTY in writing:

Amount of Grant or Loan
Affordability Period
Terms
Recapture Back to Cook County
Under \$15,000 per unit

Homebuyer: 5 years

Nothing is forgiven Years 1-5. 100% due back if homebuyer fails to maintain as principal residence, sells or transfers title within first 5 years

100% due; all is forgiven after year 5

\$15,000 to \$40,000 per unit

Homebuyer: 10 years

Nothing is forgiven Years 1-5. 100% due back if homebuyer fails to maintain as principal residence, sells or transfers title within first 5 years.

Partial forgiveness after year 5

100% due; year 1 to 5, beginning year 6, 20% of balance is forgiven per year, all is forgiven after year 10

\$40,000+ per unit

Homebuyer: 15 years

Nothing is forgiven

Ensuring Continued Affordability:

Years 1-10. 100% due back if homebuyer fails to maintain as principal residence, sells or transfers title within first 10 years. Partial forgiveness after year 10

100% due; year 1 to 10, beginning year 11, 20% of balance is forgiven per year, all is forgiven after year 15

Definition of Blighted Structure:

A blighted structure is any structure unfit for use, habitation, or dangerous to persons or other property. In addition, a structure is blighted when it exhibits objectively determinable signs of deterioration sufficient to constitute a threat to human health, safety, and public welfare. This includes structures showing evidence of physical decay or neglect, excessive use, or lack of maintenance. Characteristics may also include any nuisance conditions including but not limited to:

Any Nuisance as defined by law, or

(a) Any residential property that poses a public nuisance which may be detrimental to the health or safety of children whether in a building, on the premises of a building, or upon an unoccupied lot. This includes, but is not limited to: abandoned wells, shafts, basements, excavations, unclean swimming pools or spas, abandoned iceboxes, refrigerators, motor vehicles, and any structurally unsound fences or structures, lumber, trash, fences, or debris which may prove a hazard for inquisitive minors;

(b) Unsanitary conditions or anything offensive to the senses or dangerous to health including, but not limited to, the emission of odors, sewage, human waste, liquids, gases, dust, smoke, vibration or noise, or whatever may render air, food, or drink detrimental to the health of human beings;

(c) Physical conditions such as, but not limited to, old, dilapidated, abandoned: scrap or metal, paper, building materials and equipment, bottles, glass, appliances, furniture, rags, rubber, motor vehicles, and parts thereof; or

(d) Physical conditions posing fire hazards,

(e) Physical conditions posing a hazard such as but not limited to dead or damaged trees.

Definition of Affordable Rents:

For the purposes of NSP3, Cook County will utilize three definitions of Affordable rents to determine the maximum allowable rent for NSP-assisted units. These rent levels include utilities. If the tenant pays utilities, a utility allowance must be subtracted from the maximum allowable rent to determine the maximum contract rent. Utility allowances shall be calculated as they are currently calculated for Cook County HOME Program rental housing projects. Cook County will review and approve the rents charged on an annual basis. The rent limits shall be updated by HUD on an annual basis, and distributed by Cook County to all owners and property managers.

Low-Income (Set-aside): For NSP3-assisted units designated as set-aside units (those occupied by households earning less than 50% of the area median income), rents shall not exceed the limits established by the HOME Investment Partnerships Program for very low-income families (24 CFR Part 92.252(b)), otherwise known as low HOME rents.

Moderate-Income: For NSP3-assisted units occupied by households earning between 51 and 80% of the area median income, rents shall not exceed the maximum limits established by the HOME Investment Partnerships Program (24 CFR Part 92.252(a)), otherwise known as high HOME rents.

Middle-Income: For NSP3-assisted units occupied by households earning between 81 and 120% of the area median income, rents shall not exceed 110% of Fair Market Rents (FMR) for comparable units in the area as established by HUD under 24 CFR 888.111.

Procedures for Preferences for Affordable Rental Dev.:

The jurisdiction certifies that it will abide by the procedures described in its NSP3 Abbreviated Plan to create preferences for the development of affordable rental housing for properties assisted with NSP3 funds.



Housing Rehabilitation/New Construction Standards:

All rehabilitated properties shall, upon completion of the rehabilitation, comply with the minimum requirements of the International Property Maintenance Code, 2003 Edition, Chapters 2 through 8, or the corresponding chapters of the version of the Property Maintenance Code in force in the jurisdiction in which the property is located. Provisions of the Cook County housing rehabilitation standards shall supersede the Property Maintenance Code where more stringent, or protective, or in disallowance of work as ineligible. At no time shall a standard, specification or code be permitted that is less stringent than the minimum property standard hereby adopted for Cook County NSP3.

- The International Property Maintenance Code, 2003 (IPMC)
- Applicable codes of the local jurisdiction (only if more prescriptive than the above referenced International maintenance or property codes)
- Manufacturer Standards and Installation Instructions
- Residential Construction Performance Guidelines for Professional Builders and Remodelers
- The Cook County Material and Workmanship Standards
- Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings
- Regulation on Lead-Based Paint Hazards in Federally-Owned Housing and Housing Receiving Federal Assistance, and the EPA Renovation, Repair and Painting Program Final Rule
- Residential Remodeling and Universal Design: Making Homes More Comfortable and Accessible
- Uniform Federal Accessibility Standards (UFAS)

Substandard dwellings that cannot be brought into compliance with the Cook County housing rehabilitation standards and applicable code requirements shall be deemed not suitable for rehabilitation and shall not be rehabilitated. If the cost of rehabilitation exceeds 50% of the appraised market value of the property, the property may be a candidate for demolition and reconstruction.

Reconstructed property shall be subject to property standards established by the Cook County NSP Program for new construction of residential units.

Each item of work conducted under Cook County NSP3 shall contribute to one or more of the following priorities, and items that do not contribute to one or more of the following priorities shall not be done. Conditions, the addressing of which contribute to achieving the following, shall be or should be considered to be substandard conditions, depending upon their seriousness and status of compliance with the applicable codes, standards and guidelines.

PRIORITIES:

- Meet all applicable code requirements
- Protect health and safety of occupants and make the unit a Heal

Housing Rehabilitation/New Construction Standards:

thy Home

- Control or eliminate lead hazards
- Improve or maintain affordability
- Improve comfort, livability, basic privacy and accessibility
- Protect and extend the life expectancy of the dwelling
- Provide critical storage, work or living space
- Adhere to the principles of green building
- Improve the appearance (street presence) of the property

Improve marketability of the property

Vicinity Hiring:

As of June 2010, both proposed target areas suffered from unemployment rates of 10 percent or greater. The West region target area is home to a significant number of working class households who were among the hardest hit during the recent economic downturn as it relates to both unemployment and underemployment. Many individuals in this target area were employed in the construction and industrial trades which experienced particularly significant job loss. Within the South region target area, a significant proportion of the workforce is engaged in healthcare, social and public administration. To the maximum extent feasible, Cook County will work collaboratively with the local jurisdictions and project developers to market opportunities for the hiring of employees that reside in the vicinity of NSP3 -funded projects or contract with small businesses that are owned and operated by persons residing in the vicinity of NSP3 projects. These opportunities may be construction or professional service related.

Grantee Contact Information:

Jane Hornstein (Deputy Director) Jane.Hornstein@cookcountyil.gov, 312-603-1000
 Bureau of Community Development
 69 W Washington
 Suite 2900
 Chicago, IL 60602

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$8,095,536.24
Total Budget	\$0.00	\$8,095,536.24
Total Obligated	\$0.00	\$8,095,536.24
Total Funds Drawdown	\$0.00	\$8,078,672.24



Program Funds Drawdown	\$0.00	\$7,766,342.77
Program Income Drawdown	\$0.00	\$312,329.47
Program Income Received	\$0.00	\$312,329.47
Total Funds Expended	\$0.00	\$8,168,007.07
Match Contributed	\$0.00	\$0.00

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$1,166,448.60	\$0.00
Limit on Admin/Planning	\$777,632.40	\$747,835.98
Limit on State Admin	\$0.00	\$747,835.98

Progress Toward Activity Type Targets

Activity Type	Target	Actual
Administration	\$777,632.40	\$759,538.47

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$1,944,081.00	\$1,892,309.49

Overall Progress Narrative:

The County has identified two areas of concentration - Chicago Heights and Maywood for the purposes of multifamily rental. 82 units have been acquired with 24 units currently under construction. 29 housing units are complete in the City of Chicago Heights and have been leased and sold. 29 units have been leased in Village Maywood.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
N11, Acquisition/Rehabilitation	\$0.00	\$7,335,997.77	\$7,107,523.54
N11 Administration, Administration	\$0.00	\$759,538.47	\$658,819.23



Activities

Project # / Title: N11 / Acquisition/Rehabilitation

Grantee Activity Number: N11-01-B

Activity Title: Chicago Heights/Hispanic Housing

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

N11

Projected Start Date:

03/01/2011

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition/Rehabilitation

Projected End Date:

02/28/2014

Completed Activity Actual End Date:

Responsible Organization:

Hispanic Housing Development Corporation

Overall

Total Projected Budget from All Sources

Jul 1 thru Sep 30, 2015

N/A

To Date

\$2,169,233.16

Total Budget

\$0.00

\$2,169,233.16

Total Obligated

\$0.00

\$2,169,233.16

Total Funds Drawdown

\$0.00

\$2,169,233.16

Program Funds Drawdown

\$0.00

\$2,096,537.31

Program Income Drawdown

\$0.00

\$72,695.85

Program Income Received

\$0.00

\$52,750.67

Total Funds Expended

\$0.00

\$2,171,305.94

Hispanic Housing Development Corporation

\$0.00

\$2,171,305.94

Match Contributed

\$0.00

\$0.00

Activity Description:

Acquisition and rehabilitation of 13 housing units (Eleven single family homes, one 2 flat) that has been abandoned or foreclosed upon will be used for rental to qualified households whose income is between 51 and 120% of area median income.

Location Description:

- 820 Peoria Street, Chicago Heights, IL. 60411
- 1038 Ashland Avenue, Chicago Heights, IL. 60411
- 910 Luther Lane, Chicago Heights, IL. 60411
- 1133 Grant Avenue, Chicago Heights, IL. 60411
- 120 S. Floyd Lane, Chicago Heights, IL. 60411
- 1301 Franklin Avenue, Chicago Heights, IL. 60411
- 74 Terry Court, Chicago Heights, IL. 60411



- 190 W. Raye Dr., Chicago Heights, IL. 60411
- 1111 Schilling Avenue, Chicago Heights, IL. 60411
- 20 W. 15th St., Chicago Heights, IL. 60411
- 456 Gail Lane, Chicago Heights, IL. 60411
- 628 Emerald Avenue, Chicago Heights, IL. 60411

Activity Progress Narrative:

13 units are complete and occupied.

Accomplishments Performance Measures

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Properties	0	12/12

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Housing Units	0	13/13
# of Singlefamily Units	0	13/13

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	



Grantee Activity Number: N11-01-B-25%

Activity Title: Chicago Heights-West/Hispanic Housing

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

N11

Projected Start Date:

03/01/2011

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Acquisition/Rehabilitation

Projected End Date:

02/28/2014

Completed Activity Actual End Date:

Responsible Organization:

Hispanic Housing Development Corporation

Overall	Jul 1 thru Sep 30, 2015	To Date
Total Projected Budget from All Sources	N/A	\$1,892,309.49
Total Budget	\$0.00	\$1,892,309.49
Total Obligated	\$0.00	\$1,892,309.49
Total Funds Drawdown	\$0.00	\$1,892,309.49
Program Funds Drawdown	\$0.00	\$1,852,740.14
Program Income Drawdown	\$0.00	\$39,569.35
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$1,892,309.49
Hispanic Housing Development Corporation	\$0.00	\$1,892,309.49
Match Contributed	\$0.00	\$0.00

Activity Description:

Acquisition and rehabilitation of 9 housing units that have been abandoned or foreclosed upon for rental to qualified households whose income is 50% or less of area median income.

Location Description:

- 1645 Hilltop Ave., Chicago Heights, IL. 60411
- 22 E. 24th St., Chicago Heights, IL. 60411
- 1521 Schilling Ave., Chicago Heights, IL. 60411
- 335 E. 24th St., Chicago Heights, IL. 60411
- 492 W. 17th St., Chicago Heights, IL. 60411
- 278 W. 16th St., Chicago Heights, IL. 60411
- 635 W. 15th St., Chicago Heights, IL. 60411
- 1606 Euclid Ave., Chicago Heights, IL. 60411
- 1238 Park Ave., Chicago Heights, IL. 60411

Activity Progress Narrative:

Rehabilitation is complete on all 9 properties and have been fully leased.



Accomplishments Performance Measures

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Properties	0	9/9

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Housing Units	0	10/10
# of Singlefamily Units	0	10/10

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	10/10	0/0	10/10	100.00
# Renter Households	0	0	0	10/10	0/0	10/10	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	



Grantee Activity Number: N11-02-B
Activity Title: Maywood/ Alexander

Activity Category:
 Rehabilitation/reconstruction of residential structures

Activity Status:
 Under Way

Project Number:
 N11

Project Title:
 Acquisition/Rehabilitation

Projected Start Date:
 10/31/2011

Projected End Date:
 03/01/2014

Benefit Type:
 Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:
 NSP Only - LMMI

Responsible Organization:
 Jean and Eve Alexandre

Overall	Jul 1 thru Sep 30, 2015	To Date
Total Projected Budget from All Sources	N/A	\$663,491.63
Total Budget	\$0.00	\$663,491.63
Total Obligated	\$0.00	\$663,491.63
Total Funds Drawdown	\$0.00	\$663,491.63
Program Funds Drawdown	\$0.00	\$663,491.63
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$663,491.63
Jean and Eve Alexandre	\$0.00	\$663,491.63
Match Contributed	\$0.00	\$0.00

Activity Description:
 6 units will be rehabbed for rental to qualified households.

Location Description:

- 1007 S. 4th Ave., Maywood, IL. 60153

Activity Progress Narrative:
 6 unit building complete and occupied.

Accomplishments Performance Measures

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



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



Grantee Activity Number:	N11-03-B
Activity Title:	Maywood/ K Young Development

Activity Category:

Acquisition - general

Project Number:

N11

Projected Start Date:

03/01/2011

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition/Rehabilitation

Projected End Date:

02/28/2014

Completed Activity Actual End Date:

Responsible Organization:

KLY Development LLC

Overall	Jul 1 thru Sep 30, 2015	To Date
Total Projected Budget from All Sources	N/A	\$448,629.74
Total Budget	\$0.00	\$448,629.74
Total Obligated	\$0.00	\$448,629.74
Total Funds Drawdown	\$0.00	\$443,468.23
Program Funds Drawdown	\$0.00	\$443,468.23
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$431,765.74
KLY Development LLC	\$0.00	\$431,765.74
Match Contributed	\$0.00	\$0.00

Activity Description:

Acquisition of 23 housing units that have been abandoned and foreclosed upon for ultimate rental to qualified households whose income 50% or less of area median income. The renovation of the 23 units will be completed with HOME funds.

Location Description:

- 1010 Greenwood Ave., Maywood, IL. 60153

Activity Progress Narrative:

23 unit building is complete and occupied.

Accomplishments Performance Measures

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



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	23/23
# of Multifamily Units	0	23/23

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	23	0	23	23/23	0/0	23/23	100.00
# Renter Households	23	0	23	23/23	0/0	23/23	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	



Grantee Activity Number: N11-04-B
Activity Title: Chicago Heights-Mecca

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

N11

Projected Start Date:

03/01/2011

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition/Rehabilitation

Projected End Date:

02/28/2014

Completed Activity Actual End Date:

Responsible Organization:

Mecca Companies Inc.

Overall	Jul 1 thru Sep 30, 2015	To Date
Total Projected Budget from All Sources	N/A	\$1,702,309.57
Total Budget	\$0.00	\$1,702,309.57
Total Obligated	\$0.00	\$1,702,309.57
Total Funds Drawdown	\$0.00	\$1,702,309.57
Program Funds Drawdown	\$0.00	\$1,701,534.72
Program Income Drawdown	\$0.00	\$774.85
Program Income Received	\$0.00	\$115,095.98
Total Funds Expended	\$0.00	\$1,692,614.83
Mecca Companies Inc.	\$0.00	\$1,692,614.83
Match Contributed	\$0.00	\$0.00

Activity Description:

Acquisition and reahabilitation of 6 housing units that have been abandoned or foreclosed upon for ultimate resale to qualified households whose income is between 51 and 120% of area median income.

Location Description:

- 140 E. 16th Street, Chicago Heights, IL. 60411
- 150 E. 16th Street, Chicago Heights, IL. 60411
- 152 E. 16th Street, Chicago Heights, IL. 60411
- 1603 Center Street, Chicago Heights, IL. 60411
- 1607 Center Street, Chicago Heights, IL. 60411
- 1611 Center Street, Chicago Heights, IL. 60411

Activity Progress Narrative:

6 single family homes have been sold.



Accomplishments Performance Measures

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Properties	0	6/6

	This Report Period Total	Cumulative Actual Total / Expected 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	



Grantee Activity Number:	N11-05-B
Activity Title:	Maywood/PLCCA

Activity Category:

Acquisition - general

Project Number:

N11

Projected Start Date:

10/31/2011

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition/Rehabilitation

Projected End Date:

03/01/2014

Completed Activity Actual End Date:

Responsible Organization:

Proviso Leyden Council for Community Action Inc.

Overall	Jul 1 thru Sep 30, 2015	To Date
Total Projected Budget from All Sources	N/A	\$460,024.18
Total Budget	\$0.00	\$460,024.18
Total Obligated	\$0.00	\$460,024.18
Total Funds Drawdown	\$0.00	\$460,024.18
Program Funds Drawdown	\$0.00	\$349,751.51
Program Income Drawdown	\$0.00	\$110,272.67
Program Income Received	\$0.00	\$92,794.98
Total Funds Expended	\$0.00	\$756,735.88
Proviso Leyden Council for Community Action Inc.	\$0.00	\$756,735.88
Match Contributed	\$0.00	\$0.00

Activity Description:

Acquisition of 24 units to be rehabbed using HOME Funds for rental to qualified households whose income is 50% or less of area median income.

Location Description:

- 1830-1832 S. 5th Ave., Maywood, IL. 60153

Activity Progress Narrative:

24 units are currently under construction and 85% complete.

Accomplishments Performance Measures

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



	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		0/24	
# of Multifamily Units	0		0/24	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Permanent Jobs Created	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	

