

Grantee: Rock Island Economic Growth Corporation

Grant: B-09-CN-IL-0027

April 1, 2010 thru June 30, 2010 Performance Report

Grant Number:

B-09-CN-IL-0027

Grantee Name:

Rock Island Economic Growth Corporation

Grant Amount:

\$18,530,708.00

Grant Status:

Active

QPR Contact:

No QPR Contact Found

Disasters:**Declaration Number**

NSP

Plan Description:**Recovery Needs:****Obligation Date:****Award Date:**

02/11/2010

Contract End Date:

02/11/2013

Review by HUD:

Original - In Progress

Overall**Total Projected Budget from All Sources****Total CDBG Program Funds Budgeted****Program Funds Drawdown****Obligated CDBG DR Funds****Expended CDBG DR Funds****Match Contributed****Program Income Received****Program Income Drawdown****This Report Period**

N/A

N/A

\$36,540.71

\$240,263.10

\$0.00

\$475,000.00

\$0.00

\$0.00

To Date

\$18,530,708.00

\$18,530,708.00

\$36,540.71

\$240,263.10

\$0.00

\$475,000.00

\$0.00

\$0.00

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Minimum Overall Benefit Percentage	99.00%	7.026%
Minimum Non-Federal Match	\$0.00	\$475,000.00
Limit on Public Services	\$0.00	\$0.00
Limit on Admin/Planning	\$1,853,070.80	\$0.00
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Activity Type	Target	Actual
Administration	\$1,853,070.80	\$1,843,344.00

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$4,632,677.00	\$12,349,052.00

Overall Progress Narrative:

The Northwestern Illinois Housing Coalition has accomplished the following this quarter in implementing the NSP2 program:

- * Reviewed and made selections on a qualified pool of professional service providers for title work, appraisals, real estate companies, legal services, architect and engineering firms.
- * Developed a Draft of NSP2 Policies and Procedures which are currently being reviewed and will be adopted by July 23rd.
- * Established monthly reporting mechanisms and other program management tools for consortium members.
- * Held weekly Consortium Webinar / Conference calls (Wednesdays at 9:00 a.m.)
- * Each consortium member has been working to identify eligible properties for their activities.
- * GROWTH revised its DRGR Action Plan and project budgets to reflect the maximum five allowable projects for NSP2.
- * Consortium Members participated in several HUD webinars to expand knowledge and receive technical guidance (Program Administration, Program Income, Recapture and Resale Provisions, Q&A with HUD staff).
- * GROWTH made significant progress in advancing development activities associated with the rehabilitation of the Illinois Oil Products Building - located at 321 24th Street (Jackson Square development).
- * GROWTH released an ad for a Construction Director that will provide overall support to the Consortium for NSP efforts. Section 3 requirements were followed in advertising for this position. Neighborhood groups and the local housing authority will be made aware of the position. The position will start in mid-July.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
9999, Restricted Balance	\$0.00	(\$18,530,708.00)	\$0.00
Cancelled Project, Cancelled Project	\$0.00	\$217,999.00	\$0.00

Cancelled Project, Cancelled Project	\$0.00	\$160,000.00	\$0.00
Cancelled Project, Cancelled Project	\$0.00	\$5,908,929.00	\$0.00
Cancelled Project, Cancelled Project	\$0.00	\$132,306.00	\$0.00
Cancelled Project, Cancelled Project	\$0.00	\$2,220,000.00	\$0.00
Cancelled Project, Cancelled Project	\$0.00	\$181,860.00	\$0.00
Cancelled Project, Cancelled Project	\$0.00	\$220,093.00	\$0.00
Cancelled Project, Cancelled Project	\$0.00	\$1,236,843.00	\$0.00
Cancelled Project, Cancelled Project	\$0.00	\$2,131,071.00	\$0.00
Cancelled Project, Cancelled Project	\$0.00	\$5,000.00	\$0.00
Cancelled Project, Cancelled Project	\$0.00	\$160,000.00	\$0.00
Cancelled Project, Cancelled Project	\$0.00	\$1,250,161.00	\$0.00
Cancelled Project, Cancelled Project	\$0.00	\$2,070,365.00	\$0.00
Cancelled Project, Cancelled Project	\$0.00	\$240,000.00	\$0.00
Cancelled Project, Cancelled Project	\$0.00	\$246,323.00	\$0.00
Cancelled Project, Cancelled Project	\$0.00	\$2,149,758.00	\$0.00
Eligible Use E, 3 - Redevelopment Vacant Property	\$0.00	\$0.00	\$0.00
Eligible Use B, 1 - Acquisition & Rehabilitation	\$0.00	\$0.00	\$0.00
Eligible Use D, 2 - Demolition	\$0.00	\$0.00	\$0.00
Eligible Use P&A, 4 - Planning and Administration	\$36,540.71	\$0.00	\$36,540.71

Activities

Grantee Activity Number:	G-A-SF
Activity Title:	Growth Acquisition Single Family Property

Activity Category:

Acquisition - general

Activity Status:

Under Way

Project Number:

Eligible Use B

Project Title:

1 - Acquisition & Rehabilitation

Projected Start Date:

05/01/2010

Projected End Date:

05/01/2010

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Rock Island Economic Growth Corporation

Overall	Apr 1 thru Jun 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$585,000.00
Total CDBG Program Funds Budgeted	N/A	\$585,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Rock Island Economic Growth Corporation	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

GROWTH will acquire properties meeting the definition of foreclosed and abandoned. Properties will be rehabbed and sold to income eligible homebuyers.

Location Description:

Scattered sites in Rock Island, Illinois.

Activity Progress Narrative:

GROWTH has identified these foreclosed and abandoned properties for acquisition.

1. 1032 21st Street, Rock Island (short sale in process)

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/13
# of housing units	0	0	0	0/0	0/0	0/13
# of Households benefitting	0	0	0	0/0	0/0	0/13

Activity Locations

Address	City	State	Zip
1032 21st Street	Rock Island	NA	61201

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: G-AD**Activity Title: GROWTH Program Administration****Activity Category:**

Administration

Activity Status:

Under Way

Project Number:

Eligible Use P&A

Project Title:

4 - Planning and Administration

Projected Start Date:

02/01/2010

Projected End Date:

02/11/2013

National Objective:

N/A

Responsible Organization:

Rock Island Economic Growth Corporation

Overall**Apr 1 thru Jun 30, 2010****To Date**

Total Projected Budget from All Sources	N/A	\$1,250,161.00
Total CDBG Program Funds Budgeted	N/A	\$1,250,161.00
Program Funds Drawdown	\$28,403.10	\$28,403.10
Obligated CDBG DR Funds	\$28,403.10	\$28,403.10
Expended CDBG DR Funds	\$0.00	\$0.00
Rock Island Economic Growth Corporation	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

General Program Administration for administering the Northwestern Illinois Neighborhood Stabilization Program.

Location Description:

City of Rock Island

Activity Progress Narrative:

GROWTH submitted first reimbursement request for time and administrative activities accomplished to date in setting up the NSP2 grant and working with consortium members within the Northwestern Illinois Housing Coalition. A draft of policies and procedures for NSP2, forms, and additional training was held with Consortium Members. Consortium Members from Moline and GROWTH travelled to Florida for additional NSP2 training.

Performance Measures**No 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:	G-HBA-MCK
Activity Title:	Growth Homebuyer Assistance McKesson

Activity Category:

Homeownership Assistance to low- and moderate-income

Activity Status:

Under Way

Project Number:

Eligible Use E

Project Title:

3 - Redevelopment Vacant Property

Projected Start Date:

05/01/2010

Projected End Date:

02/01/2013

National Objective:

NSP Only - LMMI

Responsible Organization:

Rock Island Economic Growth Corporation

Overall	Apr 1 thru Jun 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$240,000.00
Total CDBG Program Funds Budgeted	N/A	\$240,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$30,000.00	\$30,000.00
Expended CDBG DR Funds	\$0.00	\$0.00
Rock Island Economic Growth Corporation	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Homebuyer assistance to purchase a vacant condominium in the McKesson Lofts Redevelopment.

Location Description:

110 19th Street, Rock Island Illinois

Activity Progress Narrative:

Soft Second Mortgage assistance provided to eligible LMMI buyers for the vacant property located at 110 19th Street - McKesson Lofts.
1- \$40,000 Commitment Underway for Unit 311.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	0	0/0	0/0	0/6
# of Households benefitting	0	0	0	0/0	0/0	0/6

Activity Locations

Address	City	State	Zip
110 19th Street #311	Rock Island	NA	61201

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:	G-NC
Activity Title:	Growth New Construction

Activity Category:

Construction of new housing

Activity Status:

Planned

Project Number:

Eligible Use E

Project Title:

3 - Redevelopment Vacant Property

Projected Start Date:

05/01/2010

Projected End Date:

02/01/2013

National Objective:

NSP Only - LMMI

Responsible Organization:

Rock Island Economic Growth Corporation

Overall

Apr 1 thru Jun 30, 2010

To Date

Total Projected Budget from All Sources	N/A	\$2,131,071.00
Total CDBG Program Funds Budgeted	N/A	\$2,131,071.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Rock Island Economic Growth Corporation	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

GROWTH will create new infill housing opportunities for households up to 120% AMI.

Location Description:

Infill property sites in Rock Island, Illinois.

Activity Progress Narrative:

GROWTH released an RFP for Architect Services. Five design types, selected with input from Rock Island neighborhoods, were included in the RFP packet which were sent to four qualified firms.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	0	0/0	0/0	0/8
# of Households benefitting	0	0	0	0/0	0/0	0/8

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: G-R-JS

Activity Title: Growth Rehabilitation Jackson Square

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Planned

Project Number:

Eligible Use B

Project Title:

1 - Acquisition & Rehabilitation

Projected Start Date:

05/01/2010

Projected End Date:

02/12/2013

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Rock Island Economic Growth Corporation

Overall

Apr 1 thru Jun 30, 2010

To Date

Total Projected Budget from All Sources	N/A	\$5,908,929.00
Total CDBG Program Funds Budgeted	N/A	\$5,908,929.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Rock Island Economic Growth Corporation	\$0.00	\$0.00
Match Contributed	\$475,000.00	\$475,000.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

GROWTH will acquire and rehabilitate the property located at 321 24th Street. The property will be rehabilitated into 30 units of rental housing. 8 of the 30 units will be designated for households at or below 50% of the Area Median Income.

Location Description:

321 24th Street, Rock Island

Activity Progress Narrative:

Quarter 2 Report: Certificate of Appropriateness was received from City of Rock Island Preservation Commission. Phase I Environmental Review Completed. Relocation efforts are underway for commercial tenants. Architect (Southwest Design Associates) and General Contractor (Bush Construction) selected. First set of architect drawings were completed. GROWTH acquired property for \$475,000 with assistance of City TIF funds which are a match source for this development.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	1	0/0	0/0	1/1
# of housing units	0	0	30	0/0	0/0	30/30
# of Households benefitting	8	22	30	8/8	22/22	30/30
#Energy Star Replacement Windows	0	0	207	0/0	0/0	207/60
#Additional Attic/Roof Insulation	0	0	0	0/0	0/0	0/1
#High efficiency heating plants	0	0	0	0/0	0/0	0/0
#Efficient AC added/replaced	0	0	38	0/0	0/0	38/30
#Replaced thermostats	0	0	0	0/0	0/0	0/30
#Replaced hot water heaters	0	0	0	0/0	0/0	0/30

#Light Fixtures (indoors) replaced	0	0	0	0/0	0/0	0/30
#Light fixtures (outdoors) replaced	0	0	0	0/0	0/0	0/10
#Refrigerators replaced	0	0	0	0/0	0/0	0/0
#Clothes washers replaced	0	0	0	0/0	0/0	0/0
#Dishwashers replaced	0	0	0	0/0	0/0	0/0
#Units with solar panels	0	0	0	0/0	0/0	0/0
#Low flow toilets	0	0	45	0/0	0/0	45/30
#Low flow showerheads	0	0	45	0/0	0/0	45/30
#Units with bus/rail access	0	0	30	0/0	0/0	30/30
#Units exceeding Energy Star	0	0	0	0/0	0/0	0/0
#Sites re-used	0	0	1	0/0	0/0	1/1
#Units deconstructed	0	0	0	0/0	0/0	0/0
#Units other green	0	0	0	0/0	0/0	0/0

Activity Locations

Address	City	State	Zip
321 24th Street	Rock Island	NA	61201

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:	M-A-SF
Activity Title:	Moline Acquisition Single Family Properties

Activity Category:

Acquisition - general

Project Number:

Eligible Use B

Projected Start Date:

05/01/2010

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

1 - Acquisition & Rehabilitation

Projected End Date:

02/01/2013

Responsible Organization:

City of Moline

Overall	Apr 1 thru Jun 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$585,000.00
Total CDBG Program Funds Budgeted	N/A	\$585,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
City of Moline	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

The City of Moline will purchase foreclosed and abandoned properties.

Location Description:

Scattered sites in Moline, Illinois.

Activity Progress Narrative:

Moline has made three purchase offers for properties that are abandoned or are foreclosed.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/13
# of housing units	0	0	0	0/0	0/0	0/13
# of Households benefitting	0	0	0	0/0	0/0	0/13

Activity Locations

Address	City	State	Zip
1613 16th Ave	Moline	NA	61265
1114 14th St	Moline	NA	61265
731-733 23rd St	Moline	NA	61265

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:	M-D
Activity Title:	Moline Demolition

Activity Category:
Clearance and Demolition

Activity Status:
Planned

Project Number:
Eligible Use D

Project Title:
2 - Demolition

Projected Start Date:
05/01/2010

Projected End Date:
02/11/2013

National Objective:
NSP Only - LMMI

Responsible Organization:
City of Moline

Overall	Apr 1 thru Jun 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$132,306.00
Total CDBG Program Funds Budgeted	N/A	\$132,306.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
City of Moline	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

The City of Moline will demolish 11 blighted housing units.

Location Description:

Moline, Illinois

Activity Progress Narrative:

The City of Moline has identified 6 properties in its pipeline for potential demolition.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	0	0/0	0/0	0/11

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:	M-NC
Activity Title:	Moline New Construction

Activity Category:

Construction of new housing

Activity Status:

Under Way

Project Number:

Eligible Use E

Project Title:

3 - Redevelopment Vacant Property

Projected Start Date:

05/01/2010

Projected End Date:

02/01/2013

National Objective:

NSP Only - LMMI

Responsible Organization:

City of Moline

Overall

Apr 1 thru Jun 30, 2010

To Date

Total Projected Budget from All Sources	N/A	\$1,161,843.00
Total CDBG Program Funds Budgeted	N/A	\$1,161,843.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
City of Moline	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

The City of Moline will construct new infill housing opportunities for LMMI homebuyers.

Location Description:

Moline, Illinois

Activity Progress Narrative:

City of Moline is working to redevelop vacant properties listed above.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	0	0/0	0/0	0/5
# of Households benefitting	0	0	0	0/0	0/0	0/5

Activity Locations

Address	City	State	Zip
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1300 6th Ave (2)	Moline	NA	61265
1300 6th Ave (1)	Moline	NA	61265
749 - 751 14th St	Moline	NA	61265
220 16th Ave	Moline	NA	61265
1325 17th Street	Moline	NA	61265

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:	S-AD
Activity Title:	Sterling Program Administration

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

Eligible Use P&A

Project Title:

4 - Planning and Administration

Projected Start Date:

02/11/2010

Projected End Date:

02/11/2013

National Objective:

N/A

Responsible Organization:

City of Sterling

Overall	Apr 1 thru Jun 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$181,860.00
Total CDBG Program Funds Budgeted	N/A	\$181,860.00
Program Funds Drawdown	\$8,137.61	\$8,137.61
Obligated CDBG DR Funds	\$181,860.00	\$181,860.00
Expended CDBG DR Funds	\$0.00	\$0.00
City of Sterling	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Program administration for the City of Sterling to implement the NSP2 program.

Location Description:

Sterling, Illinois.

Activity Progress Narrative:

The City of Sterling has been working to establish procedures for implementing their NSP2 program. Training sessions were attended with GROWTH and HUD staff.

Performance Measures

No 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:	S-D
Activity Title:	Sterling Demolition

Activity Category:
Clearance and Demolition

Activity Status:
Under Way

Project Number:
Eligible Use D

Project Title:
2 - Demolition

Projected Start Date:
05/01/2010

Projected End Date:
02/01/2013

National Objective:
NSP Only - LMMI

Responsible Organization:
City of Sterling

Overall	Apr 1 thru Jun 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$187,999.00
Total CDBG Program Funds Budgeted	N/A	\$187,999.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
City of Sterling	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

The City of Sterling will demolish blighted properties.

Location Description:

Sterling, Illinois.

Activity Progress Narrative:

The City of Sterling has acquired the following properties for demolition.
1. 608 to 620 E. 3rd Avenue

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/10
# of housing units	0	0	0	0/0	0/0	0/10

Activity Locations

Address	City	State	Zip
608-620 E. 3rd St	Sterling	NA	61081

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources
