



Federal Home Loan Bank of Chicago
200 East Randolph Drive • Chicago, Illinois 60601
(312) 565-5700 • www.fhlbc.com

November 20, 2019

Jimmie Howlett
Busey Bank
900 Olive Street
St. Louis, MO 63101

McFarland Bragg II
Peoria Citizens Committee for Economic Opportunity, Inc.
711 W McBean St
Peoria, IL 61605

Re: AHP Application 3950 | South Village Homeowner Rehab

Dear Jimmie and McFarland:

Congratulations! The 2019 competitive Affordable Housing Program (“AHP”) application referenced above has been approved by the Federal Home Loan Bank of Chicago. The following denotes the amount of subsidy approved and the project number assigned. Please refer to this number in future correspondence:

<u>Project #</u>	<u>Subsidy Amount</u>
2019A07025	\$ 360,000

The AHP award is based on representations and commitments made in the application including income targeting, sources and uses, and income and expenses. Changes to any commitments prior to disbursement of the AHP award and/or prior to project completion could jeopardize the award. If you believe the attached commitments are inconsistent with commitments made in your application or you are contemplating any changes to the project, please contact Community Investment.

An AHP award requires the member and sponsor to complete timely reporting on the status of the project. Compliance reporting will begin in 2020 and remain a requirement through the end of the project’s retention period (i.e., five years for homeownership projects involving acquisition and 15 years for rental projects). All representations and commitments made in the approved AHP application will be continuously evaluated and confirmed through project completion reporting. Failure to comply with reporting requirements may have an adverse impact on future AHP applications.

The AHP award was approved on November 18, 2019. Sponsors and members will receive the subsidy agreement for the project via email in mid-January. The agreement must be executed by the sponsor and member(s) and submitted to the Federal Home Loan Bank of Chicago prior to disbursement of the award. The notification will include further guidance and instructions for proper execution and submission of the agreement.

We look forward to working with you on this project. Please contact Community Investment at 312-565-5824 or ci@fhlbc.com with any questions.

Project Information

Project Name: South Village Homeowner Rehab
 Project Number: 2019A07025
 Application Number: 3950
 Current Approved AHP Subsidy: \$360,000

The following commitments were made at application and adjusted to minimum thresholds where applicable. The commitments set at project award will govern, unless a modification is approved. Please contact the Bank immediately at (312) 565-5824 if there is a disagreement with the commitments detailed below.

Criteria Commitment

Donated/Discounted Government or Other Properties

20% of the land or units is conveyed by the federal government or any agency/instrumentality thereof, or any other party No

Percent of Land Donated 0.0%
 Percent of Units Donated 0.0%
 Percent Discount on FMV 0.0%

Project Sponsorship

Sponsor is a not-for-profit organization, a state or political subdivision of a state, a state housing agency, a local housing authority, a Native American Tribe, an Alaskan Native Village, or the government entity for Native American Home Lands. Yes

Roles that the Project Sponsor will fulfill in the project:

Managing the construction or rehabilitation of 100% of the units: Y

Qualifying borrowers and providing or arranging financing for the owners of housing units: Y

Income Targeting

units ≤ 50% Area Median Income 0 Units
 # units >50 and ≤60% Area Median Income 19 Units
 # units >60 and ≤80% Area Median Income 5 Units
 Total Units 24 Units

Housing for Homeless Households

Minimum # of units reserved for homeless households 0 Units

2019 Implementation Plan defines minimum for this category as ≥ 20% of the AHP-assisted units in the project.

Promotion of Empowerment

Minimum # of empowerment services* to be offered 3 Services

Member will provide: (Empowerment services may change from those listed as approved below)

Employment Services	N	Income Tax Preparation	N
Financial Literacy	Y	Home Maintenance Workshops	Y
Adult Education	Y	Pre-Purchase Education and Counseling	N
Youth Education	N	Post-Purchase Counseling	N
Assistance with Benefits	N		

*As defined in the 2019 FHLBC Implementation Plan.

Special Needs

Minimum # of units reserved for:

Special needs households (Individuals with physical, mental, or development disabilities) 5 Units

Visitable Units 0 Units

2019 Implementation Plan defines minimum for this category as ≥ 20% of the AHP-assisted units in the project.

Rural Housing	
Minimum # of units in rural locations	0 Units
2019 Implementation Plan defines minimum for this category as >= 50% of the AHP-assisted units in the project.	
In-District Projects	
100% of units located in Illinois or Wisconsin	Yes
Member Financial Participation	
Member or member participant will:	
Definitively provide financing with a minimum loan term of five (5) years to ≥ 50% of all qualified homebuyers/homeowners.	0 Units
Provide only short-term financing to the project (i.e., construction loan or bridge loan) OR definitively provide financing with a minimum loan term of five (5) years to ≥ 25% and < 50% of homebuyers/homeowners.	6 Units
Provide financing with a minimum loan term of five (5) years to ≥ 10% and < 25 % of homebuyers/homeowners.	0 Units
Subsidy Per Unit	
AHP subsidy per AHP-assisted unit	\$15,000
Promotion or Preservation of Homeownership	
100% of the AHP-assisted beneficiaries must be homebuyers or existing homeowners.	Yes
Rehabilitation of Existing Occupied Housing	
Minimum # of units that will be assisted with rehabilitation	18 Units
2019 Implementation Plan defines minimum for this category as >= 75% of the AHP-assisted units in the project.	
Elimination of Blighting Influences	
Minimum # of units that utilize:	0 Units
Properties that were foreclosed or acquired via short-sale	
Vacant or abandoned properties	
2019 Implementation Plan defines minimum for this category as >= 50% of the AHP-assisted units in the project.	
Permanent Supportive Housing	
Minimum # of permanent supportive housing units	0 Units
2019 Implementation Plan defines minimum for this category as >= 20% of the AHP-assisted units in the project.	
Projects of 24 or Fewer Units	
Total number of units in the project is less than or equal to 24	Yes
Mixed-Income Locations	
Minimum # of units located in a Census tract(s) where the median income equals or exceeds the median income for the county or metropolitan area (i.e., 'mixed-income locations').	0 Units
2019 Implementation Plan defines minimum for this category as >= 75% of the AHP-assisted units in the project.	
Large Family Units	
Minimum # of large family units	0 Units
2019 Implementation Plan defines minimum for this category as >= 15% of the AHP-assisted units in the project.	