I. CALL TO ORDER

II. ROLL CALL OF COUNCIL

III. PLEDGE OF ALLEGIANCE

IV. PUBLIC COMMENT

V. ITEMS FOR CONSIDERATION AND POSSIBLE ACTION
   1. Special Use Liquor License – Sullivan’s Foods (Att)
   2. Discuss options related to RLF Closeout Process (Att)

VI. ADJOURNMENT
Morrison City Council

February 15, 2018

I am requesting that the City Council approve a “Special Use” liquor license for Sullivan Foods to conduct a wine/beer tasting during their upcoming open house celebrating their recent remodeling.

The hours would be from 1pm to 6pm for February 28th, March 1st, 2nd and 3rd 2018. The issuance fee is $100.

Respectfully,

Everett Pannier

Mayor
Community Development Block Grants

Qualifying RLF Closeout Projects

January, 2018
RLF Closeout Program Guidebook online
RLF Closeout Project: Application Process

• Application process similar to our standard programs
• Each community will have non-competitive access to grants for up to two projects totaling the amount of their RLF Closeout Credit
• No project/grant ceiling when only RLF Closeout Credit is used
Applications will be reviewed in the order they are received.

- Grant Accountability & Transparency Act (GATA) processes apply.
- All DCEO grant-making processes apply, including 2-year grant terms, modifications, closeout, etc.
- An experienced Environmental specialist, who has completed at least 1 Illinois CDBG Environmental Review since January 1, 2016 must be used to complete the Environmental process.

Applications will be reviewed in the order they are received.
RLF Closeout Project: Application Process

• Due HUD requirements concerning timely obligation of the annually allocated funds, any staff tasks necessary to move annual applications/grants will take precedence over RLF Closeout Program tasks.

• The funds in a community’s RLF Closeout Credit must be *obligated* to an approved project by December 31, 2020 or they will be returned to the State’s pool of CDBG funding and made available to recipients statewide.
RLF Closeout Project: Application Process

*From September Meeting:*

- Any application for Public Infrastructure, Housing Rehabilitation or Economic Development (including PY 2017) will utilize RLF grant pool first.
- Example:
  - $500,000 Public Infrastructure Project
  - $230,000 Community RLF grant funds available
  - $270,000 Annual allocation grant funds
RLF Closeout Project: Meeting CDBG Eligibility

To Qualify (No Point Scores)

1. Must meet a HUD National Objective
2. Must be an Eligible Activity for the RLF Closeout Program
3. National Objective and Activity must correlate
RLF Closeout Project: Meeting CDBG Eligibility

HUD National Objectives

• Benefiting low- and moderate-income persons
• Prevention or elimination of slums and blight, or
• Meeting other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available to meet such needs.
Two Important Differences:

1) Unlike the annual competitive cycle, the percentage of LMI is not scored.
   • If census data indicates 51% LMI, no need to complete a survey (to boost the % score)
RLF Closeout Project: Benefiting LMI Persons

Two Important Differences:

2) Housing Rehabilitation projects are 100% LMI direct benefit activities. LMI does not need to be established prior to application but eligibility must be determined and documented prior to assistance.
1) Use LMI data from HUD

2) Conduct an income survey
HUD LMI Mapping Application

How to get there

Google “LMISD”
(Low and Moderate Income Summary Data)
HUD LMI Mapping Application

FY 2017 LMIUSD by State - All Block Groups and Places, Based on ...

FY 2017 LMIUSD by State - All Block Groups, Based on 2006-2010 American Community Survey.
These State-level data sets provide estimates of the number of low and moderate income individuals (LMIUSD) by block group based on the 2006-2010 American Community Survey (ACS). These data contain codes found in the...

FY 2017 LMIUSD by Local Governments by State, Based on 2006-2010 ...

FY 2017 LMIUSD by Local Governments by State, Based on 2006-2010 American Community Survey.
These State-level data sets provide estimates of the number of low and moderate income individuals (LMIUSD) by Place and County Subdivision (name and ID) in each State based on the 2006-2010 American Community...

FY 2017 Overall LMIUSD, Based on 2006-2010 American Community ...

FY 2017 Overall LMIUSD, Based on 2006-2010 American Community Survey. This data set provides summarized estimates of the number of low and moderate income individuals (LMIUSD) by county based on the 2006-2010 American Community Survey (ACS). Overall Low and Moderate Percentages American Community...

FY 2017 LMIUSD by State - Summarized Block Group Data, Based on ...
https://www.hudexchange.info/arc-low-mod-summary-data-summarized-block-gro-

FY 2017 LMIUSD by Grantee - Summarized Block Group Data, Based on 2006-2010 American Community Survey. These State-level data sets provide summarized estimates of the number of low and moderate income individuals (LMIUSD) by block group based on the 2006-2010 American Community Survey (ACS).

ACS Low Mod Summary Data Frequently Asked Questions - HUD ...

The ACS Low and Moderate Income Summary Data (LMIUSD) includes the GEOID, which is the key field used to limit the geography to all 2010 Census data tables, as well as Census geographies. Question: Why does the total of the LOW&MOD and LOW&MOD values sometimes add up to more than the LOW&MOD+UNV?

See results about
La Marque Independent School District
La Marque Independent School District was a public school district based in La Marque, Texas, in the...
**FY 2017 LMISD by State - All Block Groups, Based on 2006-2010 American Community Survey**

These state-level data sets provide estimates of the number of low and moderate income individuals (LMISD) by block group based on the 2006-2010 American Community Survey (ACS).

These data contain codes found in the Enterprise Geographic Information Systems Portal. If you do not have Microsoft Excel available to view the workbook, you may download the free Excel viewer from Microsoft.

<table>
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<th>South Carolina</th>
<th>South Dakota</th>
<th>Tennessee</th>
<th>Texas</th>
<th>Utah</th>
<th>Vermont</th>
<th>Virginia</th>
<th>Virgin Islands</th>
<th>Washington</th>
<th>West Virginia</th>
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HUD LMI Mapping Application

CDBG Low Moderate Income Area Data ACS-Based

Overview

FY 2014 CDBG Grantees and LMIISD Block Groups, Places, County Subdivisions & Counties

Web Mapping Application by Robert.C.Peterson@hud.gov_HUD


Description

HUD Office of Community Planning and Development
Low Moderate Income Area Data (FY 14) by Block Group, Place, County Subdivision and County for use by CDBG grantees to assist with Low Moderate Income Area Benefit compliance determinations.
These data represent a join of the following datasets: CPD’s LMIISD Data Tables & Census 2010 geographies

USER GUIDANCE: VIDEO TOUR
1. Don’t See Layers? Or Clunky Zoom? The app has a lot of data; so the layers will appear as the user zooms into the larger scales. The easiest way to zoom is by using the test search in Type City, ST and Enter. Also, only turn on one layer at a time.
2. If the geographies provided do not adequately represent the service area, grantees may consider conducting a manual survey to determine LMA compliance or reconsider the National Objective or Eligible Activity.
3. If your activity’s service area would contain multiple geographies:
a. Select each one, note the data, and use the appropriate calculation: LMI % = (LMI Persons Geography A + LMI Persons Geography B + LMI Persons Geography C…) / (LMI Universe Geography A + LMI Universe Geography B + LMI Universe Geography C…) * 100%
b. Do NOT combine multiple geographies from different layers when building a service area. For example, do NOT combine the results for an overlapping Block Group and a Place in an attempt to create a service area containing both geographies. Any overlap would result in double counting of those residents.

Terms of Use

For more details on the appropriate use of these data, please refer to CPD Notice 14-010 (State CDBG) or CPD Notice 14-D11 (Entitlement CDBG)

Details

Size: 1 KB
API: JavaScript
Purpose: Ready To Use

Owner
Robert.C.Peterson@hud.gov_HUD

Tags
CDBG

Credits (Attribution)
No acknowledgements.

URL
HUD LMI Mapping Application
HUD LMI Mapping Application: Entire Community LMI

Community has LMI of 53.76%
HUD LMI Mapping Application: Entire Community LMI

Community has LMI of 44.29%
Block has LMI of 84%
HUD LMI Mapping Application
1) Use LMI data from HUD

2) Conduct an income survey
Conduct an Income Survey

1) Use Instructions contained in the Guidebook, Section 8D(1).
HUD National Objectives

- Benefiting low- and moderate-income persons,
- **Prevention or elimination of slums and blight**, or
- Meeting other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available to meet such needs.
• The focus of activities under this national objective is a change in the physical environment of a deteriorating area.

• Determining the extent of and physical conditions that contribute to blight is central to qualifying an activity.
RLF Closeout Project: Prevention/Elimination blight

There are two categories:
1. Slum Blight Area Basis (SBA)
2. Slum Blight Spot Basis (SBS)
Slum Blight Area Basis (SBA)

- Activities aid in the prevention or elimination of slum/blight in a designated area.
RLF Closeout Project: Prevention/Elimination blight

Slum Blight Area Basis (SBA) Qualification

1. The area where the activity occurs must meet the definition of slum, blighted, deteriorated or deteriorating under state or local law.
RLF Closeout Project: Prevention/Elimination of Slum Blight

Designation of an area must be re-determined every 10 years.

Designation and/or completion of Slum and Blight Inventory

TIF District or Enterprise Zone

Map of the Designated Area

Documentation of the area boundaries

Slum Blight Area Basis (SBA) Qualification
RLF Closeout Project: Prevention/Elimination of blight

Slum Blight Area Basis (SBA) Qualification

2. The area must meet (at least) one of the two following conditions:
   a) Public Improvements (at least 2) throughout the area are in a general state of deterioration;
   • Documentation: Photographs, Professional Reports, Insurance Claims, Citizen Complaints, Accident Data
RLF Closeout Project: Prevention/Elimination blight

Slum Blight Area Basis (SBA) Qualification

b) or At least 25 percent of the properties throughout the area exhibit one or more of the following:

• Physical deterioration of buildings/improvements
• Abandonment of properties
• Chronic high occupancy turnover rates or chronic high vacancy rates
• Significant declines in property values or low property values relative to other areas in the community
• Known or suspected environmental contamination
RLF Closeout Project: Prevention/Elimination blight

Slum Blight Area Basis (SBA) Qualification

Potential Documentation (*provide multiple sources*)

- Dated Photographs
- Structural Surveys
- Revitalization Studies
- Newspaper Articles
- Property Tax Records
- Census Data

- Communications with Property Owners
- Qualified Building Inspector Report (Lead Paint, Asbestos, PCB, Code Violations)
- Court Orders
- EPA Documentation
RLF Closeout Project: Prevention/Elimination blight

Slum Blight Area Basis (SBA) Qualification

3. Qualified activities must address the identified conditions that contributed to the slum and blight.
   - Public Improvement activities must meet conditions in 2A
   - Structure/buildings activities must meet conditions in 2B
RLF Closeout Project: Prevention/Elimination blight

Slum Blight Spot Basis (SBS)

- Activities eliminate specific conditions of blight or physical decay on a spot basis not located in a designated slum or blighted area.
- Rehabilitation is limited to the extent necessary to eliminate a specific condition detrimental to public health and safety.
RLF Closeout Project: Prevention/Elimination blight

Notes:

- Document, Document, Document
- Vacant alone ≠ Slum/Blight
- Review Illinois TIF Legislation
HLF Closeout Project: Meeting CDBG Eligibility

HUD National Objectives

• Benefiting low- and moderate-income persons,
• Prevention or elimination of slums and blight, or
• Meeting other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available to meet such needs.
To Qualify:

1. Existing conditions must pose a serious and immediate threat to the health or welfare of the community
2. Existing conditions are of recent origin or recently became urgent (last 18 months)
3. Community unable to finance the activity on its own
4. Other sources of funding are not available
RLF Closeout Project: Urgent Need

Potential Documentation (*provide multiple sources*)

- Most Recent Audit
- IEPA violation letters or documentation
- Letter from Attorney General
- Court Order
- State Disaster Declaration
- Weather Records
- Well water tests
- Pressure tests
- Photographs
- Newspaper Articles
- Current resident complaint letters
- Water/Sewer break log & map
Eligible Activities

1. Public Infrastructure plus Design & Activity Delivery
2. Housing Rehabilitation
3. Economic Development (leverage not required)
4. Street Improvements and associated Design & Activity Delivery
5. Sidewalks & associated Design & Activity Delivery
6. Rehabilitation & associated Design & Activity Delivery
RLF Closeout Project: Meeting CDBG Eligibility

Eligible Activities

• Leverage is not required for any activity
• Details concerning Activity Delivery, Rehabilitation Administration, and Environmentals specific to the RLF Closeout Program are detailed in the Guidebook, Section 8E
Eligible Activities

1. Public Infrastructure plus Design & Activity Delivery
   a) Water and sewer projects
   b) Drainage projects

2. Housing Rehabilitation

3. Economic Development (leverage not required)
RLF Closeout Project: Meeting CDBG Eligibility

Eligible Activities

4. Street Improvements and associated Design & Activity Delivery
5. Sidewalks and associated Design & Activity Delivery
6. Rehabilitation & associated Design & Activity Delivery

• Benefits:
  • Unique One-Time Opportunity
  • Reverse Declining Trend
  • Increased Property Values/Taxes
  • Business & Jobs Stimulus
  • Community Preservation
RLF Closeout Project: Street Improvements

- Publicly-owned
- Street drains
- Storm drains
- Curbs and gutter work
- Installation of street lights and signs
- Design
- Activity Delivery costs
RLF Closeout Project: Sidewalk Improvements

• Publicly-owned
• Sidewalk improvements
• Installation of trash receptacles, trees, benches or lighting when part of a streetscape project
• Design
• Activity Delivery costs
Includes publicly or privately owned commercial/industrial improvements to the exterior of a commercial building (generally referred to as “façade improvements”) or to the correction of code violations; and associated Design and Activity Delivery costs.
RLF Closeout Project: Rehabilitation

- Costs of labor, materials, supplies and other expenses required for the rehabilitation of the exterior of the property.
- Costs to remove material and architectural barriers that restrict accessibility to the building
- Costs of preserving or restoring properties of historic significance.
- Lead based paint hazard evaluation and reduction
- Correction of code violations (interior/exterior)
<table>
<thead>
<tr>
<th>Activity</th>
<th>Public Infrastructure</th>
<th>Housing Rehabilitation</th>
<th>Economic Development</th>
<th>Street Improvements</th>
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<tr>
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For more information...

Contact:
David Goben
Illinois Department of Commerce and Economic Opportunity
500 East Monroe
Springfield, IL  62701
217.785.6117
david.goben@illinois.gov
Community Development Block Grants

Revolving Loan Funds Regional Meetings
January & February 2018
Background – September 2017 Meeting in Springfield

- No further RLF loans.
- Communities continue to receive payments from loans.
- Semi-annual report for July 1 – December 31, 2017 will be due January 31, 2018 electronically.
- Communities will remit RLF bank balance corresponding with report by January 31, 2018.
- DCEO will determine the amount of funds available to each community based on the report.
Plan – Grant Amount Available

+ RLF bank balance (returned to DCEO)
+ Amount of current accounts receivable
- Amount of losses post October 1, 1992
= Amount of grant funds available to Community
Total Amounts – 66 RLFs per July 2017 reports

+ $28,865,181 *(RLF bank balance to be returned to DCEO)*
+ Amount of current accounts receivable
- Amount of losses post October 1, 1992
= Amount of grant funds available to Community
Total Amounts – 66 RLFs per July 2017 reports

+ $28,865,181 (RLF bank balance to be returned to DCEO)
+ $14,331,439 (Amount of current accounts receivable)
- Amount of losses post October 1, 1992
= Amount of grant funds available to Community
Total Amounts – 66 RLFs per July 2017 reports

+ $28,865,181 (RLF bank balance to be returned to DCEO)
+ $14,331,439 (Amount of current accounts receivable)
- $ 7,307,830 (Amount of losses post October 1, 1992)

= Amount of grant funds available to Community
Total Amounts – 66 RLFs per July 2017 reports

+ $28,865,181 (RLF bank balance to be returned to DCEO)
+ $14,331,439 (Amount of current accounts receivable)
- $  7,307,830 (Amount of losses post October 1, 1992)
= $35,888,791 (Amount of grant funds available to Communities)
Total Amounts – 66 RLFs per July 2017 Reports

\[
\text{Amount of grant funds available to Communities} = \$35,888,791 \\
\text{Amount of losses post October 1, 1992} - \$7,307,830 \\
\text{Amount of current accounts receivable} + \$14,331,439 \\
\text{RLF bank balance to be returned to DCEO} + \$28,865,181
\]
RLF Loan Portfolio Sale

$14,331,439 \times 0.3 = $4,299,432

$10,032,007 of lost value
RLF Status Scenarios

Scenario #1: No Outstanding Loans
Scenario #2: Outstanding Loans with No Losses
Scenario #3: Outstanding Loans < Losses
Scenario #4: Outstanding Loans > Losses
Scenario #1 – No Outstanding Loans

+ $652,141 (RLF bank balance (returned to DCEO))
+ $  0 (Amount of current accounts receivable)
- $173,325 (Amount of losses post October 1, 1992)
= $652,141 (Amount of grant funds available to Community)
## Scenario #2 – Outstanding Loans with No Losses

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<th>Description</th>
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<td>Amount of losses post October 1, 1992</td>
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</table>

Total Grant Funds Available to Community: $429,213
Scenario #3 – Outstanding Loans < Losses
No Buyout

+ $246,009 (RLF bank balance (returned to DCEO))
+ $104,311 (Amount of current accounts receivable)
- $486,631 (Amount of losses post October 1, 1992)
= $246,009 (Amount of grant funds available to Community)
Scenario #3 – Outstanding Loans < Losses with Buyout

+ $246,009 + $104,311 (RLF bank balance (returned to DCEO))
+ $104,311 (Amount of current accounts receivable)
- $486,631 (Amount of losses post October 1, 1992)

= $350,320 (Amount of grant funds available to Community)
Scenario #4 – Outstanding Loans > Losses
No Buyout

+ $528,564 (RLF bank balance (returned to DCEO))
+ $597,721 (Amount of current accounts receivable)
- $356,078 (Amount of losses post October 1, 1992)
= $770,207 (Amount of grant funds available to Community)
Scenario #4 – Outstanding Loans > Losses with Buyout

+ $528,564 + $597,721 (RLF bank balance (returned to DCEO))
+ $597,721 (Amount of current accounts receivable)
+ $356,078 (Amount of losses post October 1, 1992)

= $1,126,285 (Amount of grant funds available to Community)
Total Amounts – 66 RLFs per July 2017 reports

+ $28,865,181 (RLF bank balance to be returned to DCEO)
+ $14,331,439 (Amount of current accounts receivable)
- $ 7,307,830 (Amount of losses post October 1, 1992)
= $35,888,791 (Amount of grant funds available to Communities)
Total Amounts – 66 RLFs per July 2017 reports with 100% Buyouts

\[
+ \$28,865,181 + \$14,331,439 - \$7,307,830 = \$43,196,621
\]

($28,865,181$) (RLF bank balance (returned to DCEO))

($14,331,439$) (Amount of current accounts receivable)

($7,307,830$) (Amount of losses post October 1, 1992)

($43,196,621$) (Amount of grant funds available to Communities)
RLF Closeout Program – Timelines

- Communities with no outstanding loans
- Communities with outstanding loans
RLF Closeout Program: Communities with no outstanding loans

Community
• Remit RLF bank balance
• Submit final bank statement
• Submit final RLF report
• Submit letter or resolution of closure of RLF account

DCEO
• Provide RLF closure documentation
• Provide RLF Closeout Account Credit
• Accept applications
RLF Closeout Program:
Communities with outstanding loans

- Community through 2018
- Submit semi-annual RLF reports
- No loan changes or new loans
- Continue to collect payments
RLF Closeout Program:
Communities with outstanding loans

**Community in July 2018**
- Provide documentation of all outstanding loans

**Community in December 2018**
- Turn loans over to DCEO on December 31, 2018
- Remit RLF bank balance on December 31, 2018
- Submit letter or resolution of closure of RLF account
- Submit final bank statement
- Submit final RLF report
RLF Closeout Program:
Communities with outstanding loans

DCEO in January 2019
• Accept remaining RLF loans
• Provide RLF closure documentation
• Provide RLF Closeout Account Credit
• Accept applications