



COUNTY BOARD ADDENDUM

County of Champaign, Urbana, Illinois
Thursday, August 20, 2020 – 6:30 p.m.

Lyle Shields Meeting Room, Brookens Administrative Services
1776 East Washington Street, Urbana, Illinois

Agenda Items

Page

IX. Communications

- A. Board of Health Ordinance on Face Coverings (for info only) 1 -8

XIII. New Business

- B. Adoption of Resolution No. 2020-235 authorizing the execution of an Intergovernmental Cooperation Agreement between the County and the Town of Normal, McLean County, Illinois (“Normal”), and authorizing Normal to exercise the power of the County of Champaign in connection with an MCC Program and a Loan Finance Program. 9 - 33

Champaign-Urbana Public Health District



**COVID-19 Face Coverings
and Gathering Restrictions
Ordinance**

Ordinance No. 2020-08-05

Public Health
Prevent. Promote. Protect.

**Champaign-Urbana Public Health District
Environmental Health Division
201 W. Kenyon Road
Champaign, IL 61820
(217) 373-7900
www.c-uphd.org**

Ordinance No. 2020-08-05

Champaign-Urbana Public Health District COVID-19 Face Coverings and Gathering Restrictions Ordinance

Whereas the Board of Health of the Champaign-Urbana Public Health District deems it desirable and necessary to promote public health, to protect the citizens and visitors within its jurisdiction from contracting SARS-CoV-2 (COVID-19) disease, and to prevent its transmission,

Now, therefore, be it ordained by the Board of Health of the Champaign-Urbana Public Health District as follows:

SECTION 1: GENERAL PROVISIONS

1-01: Short Title

This Ordinance shall be known as the “Face Coverings and Gathering Restrictions Ordinance.”

1-1: Purpose

The purpose of this Ordinance is to protect the citizens and visitors within its jurisdiction from contracting SARS-CoV-2 (COVID-19) disease, to prevent its transmission, and to promote public health.

1-2: Scope

This Ordinance provides for the description of a face covering, the required usage of a face covering, the exceptions to wearing a face covering, the effective date and duration, the violations, and the enforcement of this Ordinance by the Champaign-Urbana Public Health District.

1-3: Application

This Ordinance applies to all persons, businesses, workplaces and any other organizations within the Champaign-Urbana Public Health District which are the boundaries of Cunningham Township and of City of Champaign Township, Champaign County, Illinois.

1-4: Adoption by Reference

This Ordinance hereby adopts by reference and incorporates the current provisions and subsequent revisions of the “Control of Communicable Diseases Code,” 77 Ill. Adm. Code 690.50 Pandemic or Epidemic Respiratory Disease – Emergency Provisions.

Except in d)1) the following sentence is removed: No individual shall be held responsible for compliance with this rule on behalf of a business, service, facility or organization even if the individual is an owner, officer, principal or employee of that business, service, facility or organization.

Except in d)2) the following sentence is removed: Enforcing entities shall not enforce this rule against an individual for non-compliance with subsection (c), including but not limited to the penalties set forth in Section 8.1 of the Act. No individual shall be held responsible for compliance with this rule on behalf of a business, service, facility or organization even if the individual is an owner, officer, principal or employee of that business, service, facility or organization.

This ordinance shall apply to individuals who shall be responsible for compliance with this rule on behalf of themselves. This ordinance shall apply to businesses who shall be responsible for compliance with this rule on behalf of their employees and customers.

References to the Act in that Code refer to the Department of Public Health Act, 20 ILCS 2305/1.1 et seq.

SECTION 2: AUTHORITY

This Ordinance shall be published in pamphlet form not later than August 14, 2020.

This Ordinance shall be in full force and effective on and after August 24, 2020.

This Ordinance shall be effective until the Champaign-Urbana Public Health District repeals this Ordinance.

Should any section, paragraph, sentence, clause or phrase of this Ordinance be declared unconstitutional or invalid for any reason, the remainder of this Ordinance will not be affected. Those sections will remain valid.

Approved and adopted this 14th day of August, 2020, by the Board of Health of the Champaign-Urbana Public Health District.



August 14, 2020

Danielle Chynoweth
Chair

Date

Board Members

Danielle Chynoweth	Yes
Andrew Quarnstrom	Yes
Giraldo Rosales	Yes

TITLE 77: PUBLIC HEALTH CHAPTER I: DEPARTMENT OF PUBLIC HEALTH
SUBCHAPTER k: COMMUNICABLE DISEASE CONTROL AND IMMUNIZATIONS

PART 690 CONTROL OF COMMUNICABLE DISEASES CODE

Section 690.50 extracted by the Champaign-Urbana Public Health District

SUBPART A: GENERAL PROVISIONS

**Section 690.50 Pandemic or Epidemic Respiratory Disease – Emergency Provisions
EMERGENCY**

- a) The State Department of Public Health has general supervision of the interests of the health and lives of the people of the State. As part of that general supervision, the Department has jurisdiction to address dangerously contagious or infectious disease outbreaks to protect the health and lives of the people of the State. The Department shall take means it considers necessary to restrict and suppress dangerously contagious or infectious diseases, especially when existing in epidemic form. (Section 2(a) of the Department of Public Health Act, 20 ILCS 2305/1.1 et seq.).
- b) The Department shall have the general authority to delegate to certified local health departments the duties and powers under those Acts it is authorized to enforce for the purpose of local administration and enforcement. 20 ILCS 2310/15.
- c) In order to restrict and suppress the novel coronavirus SARS-CoV-2 that causes the coronavirus disease 2019 (COVID-19), a dangerously contagious and infectious respiratory disease in the form of a pandemic or epidemic, which is spread person to person in respiratory droplets released by a person infected with the disease, the Department implements the following restrictions and requirements:
 - 1) Any individual who is over age two and able to medically tolerate a face covering (a mask or cloth face covering) shall be required to cover their nose and mouth with a face covering when in a public place and unable to maintain at least a six-foot social distance. This requirement applies whether in an indoor space, such as a store, or in an outdoor space.
 - 2) Any business, service, facility or organization open to the public or employees shall require employees, customers, and other individuals on the premises who are over age two and able to medically tolerate a face covering to cover their nose and mouth with a face covering when on premises and unable to maintain at least a six-foot social distance. Businesses, services, facilities or organizations that offer food or beverages for in-person consumption may permit employees, customers, and other individuals to remove their face coverings while eating or

drinking, but must require face coverings at all other times. Businesses, services, facilities or organizations that take reasonable efforts to require patrons and employees to wear a face covering shall be in compliance with this subsection. For retail businesses, reasonable efforts to comply with regard to customers shall be determined based on the totality of the circumstances and include, but are not limited to: posting signage requiring face coverings to be worn on the premises; providing face coverings to customers; giving verbal warnings to customers to wear a face covering when on the premises; and requesting that customers leave the premises if not wearing a face covering.

3) Schools, including preschools, public and nonpublic schools that serve students in grades pre-kindergarten through grade 12, institutions of higher education, and vocational programs, and day cares, including day care centers, day care homes, and group day care homes licensed by the Department of Children & Family Services (DCFS) and day care centers that are exempt from licensure, shall require students, employees, and other individuals who are over age two and able to medically tolerate a face covering to cover their nose and mouth with a face covering when on premises. Schools and day cares may permit face coverings to be removed while eating or drinking, when individuals are outdoors and social distance is maintained, while playing a musical instrument if necessary, and, for staff, while using a face shield when necessary to allow for facial visualization during instruction and communication.

4) Gatherings of more than 50 people (or gatherings of 50% or more of a building's maximum occupancy as determined by the authority having jurisdiction, if 50% of a building maximum occupancy is less than 50 people) are prohibited unless exempted by law or Executive Order. Public and nonpublic schools serving pre-kindergarten through 12th grade students must limit the number of people in one space to fifty or fewer.

d) Pursuant to 20 ILCS 2305/2(a), all local boards of health, health authorities and officers, police officers, sheriffs, and all other officers and employees of the State or any locality, including the Department and certified local health departments under 20 ILCS 2310/15, ("enforcing entities"), shall enforce the rules and regulations so adopted and orders issued by the Department. Enforcing entities shall enforce this rule as follows:

1) Enforcement against a business, service, facility or organization open to the public. Businesses, services, facilities or organizations shall be responsible for compliance with this rule. No individual shall be held responsible for compliance with this rule on behalf of a business, service, facility or organization even if the individual is an owner, officer, principal or employee of that business, service, facility or organization. This rule shall be enforced for businesses, services, facilities or organizations open to the public by enforcing entities in the following manner:

A) First, businesses, services, facilities or organizations open to the public shall be given a written notice of non-compliance by an enforcing entity and a reasonable opportunity to take prompt actions to comply with

subsection (c). The reasonableness of the time period to take prompt action will be determined by the enforcing entity depending on the facts and circumstances, including but not limited to the nature of the activity taking place, whether the activity is being conducted indoors or outdoors, the public health risk, the number of individuals at risk of exposure to COVID-19, and the size of the building and crowd occupying the building. Examples of actions that might be taken include but are not limited to promptly distributing face coverings to patrons and/or employees, or in instances where a business, service, nonprofit or other entity open to the public is too crowded, reducing the number of persons on-site by placing an employee at the entrance to limit the number of people entering until the occupancy is in compliance with subsection (c)(4). Enforcing entities may observe until voluntary compliance is achieved or return at a later time to ensure that compliance was achieved depending on the time period provided to allow for compliance.

B) Second, if the enforcing entity concludes that the business, service, facility, or organization open to the public has not voluntarily complied in a reasonable period of time after receiving a written notice pursuant to subsection (d)(1)(A), the enforcing entity may issue a written order to the business, service, facility or organization open to the public to have all or some of the persons on premises disperse (order to disperse) in order to restrict and suppress COVID-19, until such time as the business or establishment is in compliance with subsection (c).

C) Third, if the business, service, facility or organization open to the public refuses to comply with a written order to disperse pursuant to subsection (d)(1)(B), that business, service, facility or organization open to the public shall be subject to the penalties set forth in Section 8.1 of the Act. As provided in subsection (d)(2) below, no individual may be subject to the penalties set forth in Section 8.1 of the Act for violation of this rule, including an individual owner, officer, principal or employee of a business, service, facility or organization.

D) A business, service, facility or organization open to the public may also be subject to the penalties set forth in Section 8.1 of the Act in the following circumstances:

i) the business, service, facility or organization open to the public engages in repeated or continued violations after receiving two or more written notices of noncompliance pursuant to subsection (d)(1)(A); or

ii) the business, service, facility or organization open to the public engages in repeated or continued violations after receiving one or more written orders to disperse pursuant to subsection (d)(B). As provided in subsection (d)(2) below, no individual may be subject to the penalties set forth in Section 8.1 of the Act for violation of this rule, including an individual owner, officer,

principal or employee of a business, service, facility or organization. When determining whether a business, service, facility or organization should be subject to the penalties set forth in Section 8.1 of the Act based on repeated violations, enforcing entities shall take into consideration the time period between violations.

- E) When determining whether a business, service, facility or organization has failed to comply with subsection (c)(2), enforcing entities shall take into consideration reasonable efforts taken by the business, service, facility or organization to ensure all individuals, including but not limited to patrons and employees, wear a face covering while they are on premises and unable to maintain a social distance of at least six-feet. For retail businesses, reasonable efforts to comply with regard to customers shall be determined based on the totality of the circumstances and include, but are not limited to: posting signage requiring face coverings to be worn on the premises; providing face coverings to customers; giving verbal warnings to customers to wear a face covering when on the premises; and requesting that customers leave the premises if not wearing a face covering.
- 2) Enforcement against an individual. Enforcing entities shall not enforce this rule against an individual for non-compliance with subsection (c), including but not limited to the penalties set forth in Section 8.1 of the Act. No individual shall be held responsible for compliance with this rule on behalf of a business, service, facility or organization even if the individual is an owner, officer, principal or employee of that business, service, facility or organization. Nothing in this order alters or supersedes an enforcing entity's authority to seek such penalties related to violation of an isolation or quarantine order pursuant to Section 690.1415(b).
- 3) Enforcement against a school or day care. Enforcing entities may give a written notice of non-compliance and a reasonable opportunity to cure to a school or day care that fails to comply with subsection (c)(3) or (c)(4). Under this subsection, a reasonable opportunity should be no less than the next business day. The enforcing entity shall notify the following entities after issuing a written notice of non-compliance to the school or daycare: the certified local health department, the local board of health or health authorities (if enforcing entity is other than the local board of health or health authorities), for public schools, the local school district, or for nonpublic schools, the parent institution with which the school is affiliated, as applicable, and the Illinois State Board of Education, Illinois Board of Higher Education, the Illinois Community College Board, or DCFS, as appropriate. Upon receipt of a notice of non-compliance, a

school or day care must notify parents in writing that a notice of noncompliance was issued and disclose its plan to comply. The local board of health, local health authorities or certified local health department shall take action to ensure a school or day care complies with the rules and regulations issued by the Department pursuant to this Section. Pursuant to Section 2(a) of the Act, the Department of Public Health may take necessary measures to ensure compliance with subsection (c)(3) if the certified local health department, local board of health or local health authorities neglect or refuse to promptly do so.

- 4) The Department shall post on its website and provide to all certified local health departments a sample written notice of non-compliance and a sample written order to disperse.
- e) Pursuant to Section 690.30(a), the Department and local health authorities may investigate the occurrence of cases, suspect cases or carriers of COVID-19 in a public or private place for the purposes of verifying the existence of the disease, locating and evaluating contacts of cases, identifying those at risk of disease, and determining necessary control measures. Such investigations may include entering a place of employment for purposes of conducting investigations of those conditions within the place of employment that are relevant, pertinent and necessary to the investigation. When two or more suspected cases of COVID-19 occur in any business, organization, institution, facility, school or daycare the business owner, or the person in charge of the establishment shall cooperate with public health authorities in the investigation of cases, suspect cases, outbreaks and suspect outbreaks. Pursuant to the procedures set forth in Section 690.1300 through 690.1415, the Department or a certified local health department may order the closure of a business, service, facility or organization, school or day care. For purposes of a school or day care, the occurrence of an outbreak of COVID-19 among students or staff may constitute an emergency consistent with Section 690.30(c), and closure should result in shifting to remote instruction as opposed to in-person instruction.
- f) Unless expressly indicated in this rule, a violation of the provisions of this Section shall not be subject to the penalties set forth in Section 8.1 of the Act.
- g) Nothing in this rule supersedes any provisions of an Executive Order or guidance issued pursuant to an Executive Order.
- h) Nothing in this rule supersedes any authority of an enforcing entity to enforce a local rule, ordinance or order.

Emergency amendment at 44 Ill Reg. _____, effective August 7, 2020 for a maximum of 150 days.



OFFICE OF THE CHAMPAIGN COUNTY EXECUTIVE

1776 East Washington Street, Urbana, Illinois 61802-4581

Darlene A. Kloeppe, County Executive

MEMORANDUM

TO: County Board Members
FROM: Darlene Kloeppe, County Executive
DATE: August 18, 2020
RE: Recommendation to approve updated Illinois Assist MCC Program IGA

Champaign County began participating in the Illinois Assist program for low and moderate income homebuyers in 2003. The program offers a 30-year fixed rate mortgage through local lenders combined with a 3% to 5% forgivable soft second mortgage. In addition, the program provides a federal mortgage credit certificate "MCC" to qualifying first-time homebuyers worth up to \$2,000 in federal tax credits per year for the life of the loan.

Champaign County has substantially benefitted from the program. In the past 5 years, 249 County residents have taken advantage of the program, totaling more than \$27 million in mortgage loans. A summary of those results are attached.

Recently, the Town of Normal agreed to become the new program sponsor of the latest iteration of the Illinois Assist MCC program. Normal has incorporated some modest upgrades to the Normal/Illinois Assist to make the program more attractive to both homebuyers and lenders such as increasing household income limits to reach more households and modestly increasing lender compensation. These changes do not affect the relationship among the program's county partners.

In order for Champaign County to continue its participation with Illinois Assist under these new terms, the County will need to adopt a new resolution. To prevent a gap in services, Illinois Assist MCC has requested that Champaign County approve and return the attached IGA by September 1, 2020, when the new IGA will take effect. There is also an associated cooperation agreement that will need to be executed, which is authorized through the adoption of the resolution.

I am recommending adoption of the attached resolution to continue the county's participation in this program.

RESOLUTION NO. 2020-235

A RESOLUTION OF THE COUNTY OF CHAMPAIGN AUTHORIZING THE EXECUTION OF AN INTERGOVERNMENTAL COOPERATION AGREEMENT BETWEEN THE COUNTY AND THE TOWN OF NORMAL, McLEAN COUNTY, ILLINOIS ("NORMAL"), AND AUTHORIZING NORMAL TO EXERCISE THE POWERS OF THE COUNTY OF CHAMPAIGN IN CONNECTION WITH AN MCC PROGRAM AND A LOAN FINANCE PROGRAM.

WHEREAS, Section 10 of Article VII of the Constitution of the State of Illinois authorizes units of local government and school districts to contract or otherwise associate among themselves in any manner not prohibited by law or by ordinance; and

WHEREAS, the Intergovernmental Cooperation Act (*5 Illinois Compiled Statutes, 220/1 et seq.*, as supplemented and amended), authorizes public agencies to exercise any power or powers, privileges or authority which may be exercised by any such public agency individually to be exercised and enjoyed jointly with any other public agency in the State of Illinois; and

WHEREAS, Normal and the County of Champaign (the "*Cooperating Unit*") are each a unit of local government and a public agency of the State of Illinois; and

WHEREAS, pursuant to the Constitution and the laws of the State of Illinois, and particularly Section 6(a) of Article VII of the Constitution of the State of Illinois, Normal has the power to issue its revenue bonds for public purposes, including the financing and purchase of mortgage loans to finance single family residences for low and moderate income persons ("*Mortgage Loans*") within its corporate boundaries, and to pledge to the payment of the principal of, premium, if any, and interest on such revenue bonds the payments made with respect to the Mortgage Loans purchased with and financed by the proceeds of such revenue bonds; and

WHEREAS, pursuant to the Constitution and the laws of the State of Illinois, and particularly 50 *Illinois Compiled Statutes, 465/1 et seq.*, as supplemented and amended, the Cooperating Unit has the power to issue its revenue bonds for public purposes, including the financing and purchase of Mortgage Loans within its corporate boundaries, and to pledge to the payment of the principal of, premium, if any, and interest on such revenue bonds the payments made with respect to the Mortgage Loans purchased with and financed by the proceeds of such revenue bonds; and

WHEREAS, pursuant to the Constitution and the laws of the State of Illinois, and particularly 30 *Illinois Compiled Statutes, 345/9*, as supplemented and amended, and pursuant to Section 25 of the Internal Revenue Code of 1986, as amended (the "*Code*"), an issuer authorized to issue qualified mortgage bonds under Section 143 of the Code is authorized to issue mortgage credit certificates under Section 25 of the Code in lieu of issuing such qualified mortgage bonds under Section 143 of the Code, and, consequently, Normal and the Cooperating Unit each have the power to issue mortgage credit certificates in lieu of issuing revenue bonds that constitute qualified mortgage bonds under Section 143 of the Code;

WHEREAS, the Cooperating Unit has determined that it is necessary and desirable to permit Normal, either by itself or jointly with other qualified issuers, to issue mortgage credit certificates on behalf of the Cooperating Unit for the purpose of providing an adequate supply of residential housing in the Cooperating Unit through the enhancement of Mortgage Loans within the corporate boundaries of the Cooperating Unit (the “*MCC Program*”); and

WHEREAS, to provide for the MCC Program, Normal proposes to issue mortgage credit certificates from time to time (the “*MCCs*”) on behalf of the Cooperating Unit and to implement the MCC Program from time to time by allocating the MCCs to enhance qualified Mortgage Loans under the MCC Program on behalf of the Cooperating Unit, all under and in accordance with the Constitution and the laws of the State of Illinois; and

WHEREAS, the Cooperating Unit has determined that it is necessary and desirable to permit Normal, either by itself or jointly with other qualified issuers, to provide for the financing and purchasing of Mortgage Loans within the corporate boundaries of the Cooperating Unit through the sale of Mortgage Loans or mortgage-backed securities in the secondary market or the issuance of revenue bonds on behalf of the Cooperating Unit (collectively, the “*Loan Finance Program*,” and together with the MCC Program, the “*Program*”); and

WHEREAS, to provide for the Loan Finance Program, Normal may (i) sell Mortgage Loans or mortgage-backed securities in the secondary market and (ii) issue, sell and deliver Collateralized Single Family Mortgage Revenue Bonds in one or more series and to issue, sell and deliver any bonds issued to refund such bonds (collectively, the “*Bonds*”), each on behalf of the Cooperating Unit in order to obtain funds to purchase Mortgage Loans under the Loan Finance Program, all under and in accordance with the Constitution and the laws of the State of Illinois, provided that the Loan Finance Program shall not obligate the Cooperating Unit to levy any tax or pay any amount from any funds of the Cooperating Unit in connection with the Loan Finance Program, the Bonds or the sale of mortgage-backed securities in the secondary market; and

NOW, THEREFORE, BE IT RESOLVED BY THE COUNTY BOARD OF THE COUNTY OF CHAMPAIGN, AS FOLLOWS:

Section 1. Approval of Cooperation Agreement. The County Board of the Cooperating Unit hereby approves the Cooperation Agreement, in substantially the form set forth as **Exhibit A** hereto, between the Cooperating Unit and Normal, relating to the Programs, with such changes therein as shall be approved by the officers of the Cooperating Unit executing the Cooperation Agreement, such officers’ signatures thereon being conclusive evidence of their approval and the Cooperating Unit’s approval thereof.

Section 2. Execution of Cooperation Agreement. The Chairman of the Cooperating Unit is hereby authorized and directed to execute and deliver the Cooperation Agreement, and such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Resolution for and on behalf of and as the act and deed of the Cooperating Unit. The County Clerk of the Cooperating Unit is hereby authorized and directed to attest to the Cooperation Agreement and such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Resolution.

Section 3. Severability. It is hereby declared to be the intention of the Cooperating Unit that each and every part, section and subsection of this Resolution shall be separate and severable from each and every other part, section and subsection hereof and that the Cooperating Unit intends to adopt each said part, section and subsection separately and independently of any other part, section and subsection. If any part, section or subsection of this Resolution shall be determined to be or to have been unlawful or

unconstitutional, the remaining parts, sections and subsections shall be and remain in full force and effect, unless the court making such finding shall determine that the valid portions standing alone are incomplete and are incapable of being executed in accord with the legislative intent.

Section 4. Governing Law. This Resolution shall be governed exclusively by and construed in accordance with the applicable laws of the State of Illinois.

Section 5. Recitals. The facts and statements contained in the preamble to this Resolution are found to be true and correct and are hereby adopted as part of this Resolution.

Section 6. Adoption. This Resolution shall be in full force and effect from and after its passage, approval and publication, if required, as provided by law.

Passed by the County Board of the County of Champaign on this ____ day of _____, 20__ on the following vote:

YEAS: _____

NAYS: _____

ABSENT: _____

Giraldo Rosales, Chair
Champaign County Board

Recorded
& Attest: _____
Aaron Ammons, County Clerk
and ex-officio Clerk of the
Champaign County Board
Date: _____

Approved: _____
Darlene A. Kloepfel, County Executive
Date: _____

INTERGOVERNMENTAL COOPERATION AGREEMENT

BY AND BETWEEN

TOWN OF NORMAL, McLEAN COUNTY, ILLINOIS

AND

COUNTY OF CHAMPAIGN, ILLINOIS

DATED AS OF [*DATED DATE*]

INTERGOVERNMENTAL COOPERATION AGREEMENT

THIS INTERGOVERNMENTAL COOPERATION AGREEMENT (the “*Cooperation Agreement*”) dated as of [*Dated Date*], by and between the TOWN OF NORMAL, McLEAN COUNTY, ILLINOIS, a municipality and a home rule unit of government duly organized and validly existing under the Constitution and the laws of the State of Illinois (“*Normal*”), and the COUNTY OF CHAMPAIGN, ILLINOIS, a County duly organized and validly existing under the Constitution and the laws of the State of Illinois (the “*Cooperating Unit*”);

WITNESSETH:

WHEREAS, Section 10 of Article VII of the Constitution of the State of Illinois authorizes units of local government and school districts to contract or otherwise associate among themselves in any manner not prohibited by law or by ordinance; and

WHEREAS, the Intergovernmental Cooperation Act (5 *Illinois Compiled Statutes*, 220/1 *et seq.*, as supplemented and amended), authorizes public agencies to exercise any power or powers, privileges or authority which may be exercised by any such public agency individually to be exercised and enjoyed jointly with any other public agency in the State of Illinois; and

WHEREAS, Normal and the Cooperating Unit are each a unit of local government and a public agency of the State of Illinois; and

WHEREAS, pursuant to the Constitution and the laws of the State of Illinois, and particularly Section 6(a) of Article VII of the Constitution of the State of Illinois, Normal has the power to issue its revenue bonds for public purposes, including the financing and purchase of mortgage loans to finance single family residences for low and moderate income persons (“*Mortgage Loans*”) within its corporate boundaries, and to pledge to the payment of the principal of, premium, if any, and interest on such revenue bonds the payments made with respect to the Mortgage Loans purchased with and financed by the proceeds of such revenue bonds; and

WHEREAS, pursuant to the Constitution and the laws of the State of Illinois, and particularly 50 *Illinois Compiled Statutes*, 465/1 *et seq.*, as supplemented and amended, the Cooperating Unit has the power to issue its revenue bonds for public purposes, including the financing and purchase of Mortgage Loans within its corporate boundaries, and to pledge to the payment of the principal of, premium, if any, and interest on such revenue bonds the payments made with respect to the Mortgage Loans purchased with and financed by the proceeds of such revenue bonds; and

WHEREAS, pursuant to the Constitution and the laws of the State of Illinois, and particularly 30 *Illinois Compiled Statutes*, 345/9, as supplemented and amended, and pursuant to Section 25 of the Internal Revenue Code of 1986, as amended (the “*Code*”), an issuer authorized to issue qualified mortgage bonds under Section 143 of the Code is authorized to issue mortgage credit certificates under Section 25 of the Code in lieu of issuing such qualified mortgage bonds under Section 143 of the Code, and, consequently, Normal and the Cooperating Unit each have the power to issue mortgage credit certificates in lieu of issuing revenue bonds that constitute qualified mortgage bonds under Section 143 of the Code;

WHEREAS, the Cooperating Unit has determined that it is necessary and desirable to permit Normal, either by itself or jointly with other qualified issuers, to issue mortgage credit certificates on behalf of the Cooperating Unit for the purpose of providing an adequate supply of residential housing in the Cooperating Unit through the enhancement of Mortgage Loans within the corporate boundaries of the

Cooperating Unit (the "*MCC Program*"); and

WHEREAS, to provide for the MCC Program, Normal proposes to issue mortgage credit certificates from time to time (the "*MCCs*") on behalf of the Cooperating Unit and to implement the MCC Program from time to time by allocating the MCCs to enhance qualified Mortgage Loans under the MCC Program on behalf of the Cooperating Unit, all under and in accordance with the Constitution and the laws of the State of Illinois; and

WHEREAS, the Cooperating Unit has determined that it is necessary and desirable to permit Normal, either by itself or jointly with other qualified issuers, to provide for the financing and purchasing of Mortgage Loans within the corporate boundaries of the Cooperating Unit through the sale of Mortgage Loans or mortgage-backed securities in the secondary market or the issuance of revenue bonds on behalf of the Cooperating Unit (collectively, the "*Loan Finance Program*," and together with the MCC Program, the "*Program*"); and

WHEREAS, to provide for the Loan Finance Program, Normal may (i) sell Mortgage Loans or mortgage-backed securities in the secondary market and (ii) issue, sell and deliver Collateralized Single Family Mortgage Revenue Bonds in one or more series and issue, sell and deliver any bonds issued to refund such bonds (collectively, the "*Bonds*"), each on behalf of the Cooperating Unit in order to obtain funds to purchase Mortgage Loans under the Loan Finance Program, all under and in accordance with the Constitution and the laws of the State of Illinois, provided that the Loan Finance Program shall not obligate the Cooperating Unit to levy any tax or pay any amount from any funds of the Cooperating Unit in connection with the Loan Finance Program, the Bonds or the sale of mortgage-backed securities in the secondary market; and

WHEREAS, Monarch Mortgage Management, LLC (the "Program Administrator") will serve as the administrator of the Program and the agent of Normal with respect to the Program pursuant to a Program Administration Agreement between Normal and the Program Administrator (the "Program Administration Agreement"); and

NOW, THEREFORE, in consideration of the above premises and of the mutual covenants hereinafter contained and for other good and valuable consideration, the receipt of which is hereby acknowledged, Normal and the Cooperating Unit hereby agree, as follows:

Section 1. Approval of MCC Program. Normal, either by itself or jointly with other qualified issuers, hereby expresses its desire and intention to issue the MCCs from time to time and to implement the MCC Program from time to time on behalf of the Cooperating Unit, as provided in the documents pursuant to which the MCCs will be issued from time to time and the MCC Program will be implemented from time to time, for the purpose of providing an adequate supply of residential housing in the Cooperating Unit through the enhancement of Mortgage Loans for single family residences for low and moderate income persons within the corporate boundaries of the Cooperating Unit. The MCCs shall be issued in such aggregate principal amounts from time to time and shall have such other terms, all as shall be agreed upon by Normal and approved by the governing body of Normal. The MCCs shall be allocated, and the MCC Program shall be implemented, as shall be determined by Normal and approved by the governing body of Normal. The Cooperating Unit hereby ratifies and approves the publication of notices to the public and all interested mortgage lenders of the intent to implement the MCC Program through the issuance of the MCCs, and hereby approves the issuance of the MCCs as described in such notices. The Cooperating Unit hereby consents to the allocation of tax credits made by Normal, resulting from the MCCs, to any Mortgage Loan made within the jurisdiction of the Cooperating Unit. Issuance of the MCCs imposes no financial obligation or liabilities against the Cooperating Unit.

Section 2. Approval of Loan Finance Program. Normal, either by itself or jointly with other qualified municipalities or political subdivisions, expresses its desire and intention to finance Mortgage Loans for single family residences for low and moderate income persons within the corporate boundaries of the Cooperating Unit through the purchase of Mortgage Loans or mortgage-backed securities and to subsequently sell such Mortgage Loans or mortgage-backed securities in the secondary market.

Normal, either by itself or jointly with other qualified issuers, expresses its desire and intention to finance Mortgage Loans within the corporate boundaries of the Cooperating Unit through issuance of Bonds in one or more series on behalf of the Cooperating Unit, as provided in the trust indenture or indentures pursuant to which the Bonds will be issued, for the purpose of purchasing Mortgage Loans within the corporate boundaries of the Cooperating Unit, purchasing mortgage-backed securities to finance Mortgage Loans within the corporate boundaries of the Cooperating Unit, paying interest on the Bonds and paying the costs of issuance of the Bonds. The Bonds shall be issued in such aggregate principal amounts, shall be issued in such series and classes, shall have such stated maturity or maturities, shall bear interest at such rate or rates, payable on such date or dates, shall be subject to redemption prior to maturity, shall be payable at such date or dates and at such place or places, and shall have such other terms, all as shall be determined by Normal and approved by the governing body of Normal. The proceeds of the Bonds shall be applied to such public purposes and to the payment of the costs of issuance as shall be approved by the governing body of Normal. The Cooperating Unit hereby ratifies and approves the conduct of any public hearings held in connection with the issuance of the Bonds. Issuance of the Bonds imposes no financial obligation or liabilities against the Cooperating Unit.

Section 3. Documents and Instruments. Normal hereby expresses its intention to enter into all such documents and instruments as shall be necessary or appropriate in connection with the implementation of the Program, including without limitation the Program Administration Agreement, origination agreements, servicing agreements, trust indentures, bond purchase contracts or agreements, official statements, continuing disclosure undertakings, program agreements, program manuals, lender participation agreements and closing certificates.

Section 4. Additional Cooperating Units. Normal and the Cooperating Unit hereby collectively declare that all cooperation agreements by and between Normal and other cooperating municipalities and counties of the State of Illinois and all cooperation agreements by and between the Cooperating Unit and other cooperating municipalities and counties of the State of Illinois in connection with the Program are hereby ratified and confirmed in all respects, and that such other cooperating municipalities and counties which enter into such cooperation agreements with Normal (or with other qualified issuers which are cooperating with Normal) shall be part of the Program.

Section 5. Absolute and Irrevocable Conditions; Amendment. All terms and conditions contained herein are intended to be absolute and irrevocable conditions hereof and are agreed to by Normal and the Cooperating Unit. Except as otherwise provided herein, this Cooperation Agreement may not be effectively amended, changed, modified or altered without the written consent of Normal and the Cooperating Unit, authorized by resolution or ordinance adopted by their respective governing bodies, certified copies of which shall be filed with the other party.

Section 6. Binding Effect. This Cooperation Agreement shall inure to the benefit of and shall be binding upon Normal and the Cooperating Unit and their respective successors and assigns.

Section 7. Severability. In the event any provision of this Cooperation Agreement shall be held invalid or unenforceable by a court of competent jurisdiction, such holding shall not invalidate or render unenforceable any other provision of this Cooperation Agreement.

Section 8. Further Assurances and Corrective Instruments. Normal and the Cooperating Unit agree that they will, from time to time, execute, acknowledge and deliver, or cause to be executed, acknowledged and delivered, such supplements hereto and such further instruments as may reasonably be required for carrying out the expressed intention of this Cooperation Agreement.

Section 9. Execution in Counterparts. This Cooperation Agreement may be executed simultaneously in any number of counterparts, each counterpart shall be an original and all counterparts shall constitute but one and the same instrument.

Section 10. Applicable Law. This Cooperation Agreement shall be governed by and construed in accordance with the laws of the State of Illinois.

Section 11. Effective Date; Term. This Cooperation Agreement shall be in full force and effect on [*Dated Date*]. Time is of the essence. This Cooperation Agreement shall remain in effect until terminated in writing by either party hereto, but shall in any event terminate on December 31, 2099.

Section 12. Electronic Transactions. The transaction described herein may be conducted and related documents may be sent, received or stored by electronic means. Copies, telecopies, facsimiles, electronic files and other reproductions of original executed documents shall be deemed to be authentic and valid counterparts of such original documents for all purposes, including the filing of any claim, action or suite in the appropriate court of law.

IN WITNESS WHEREOF, Normal and the Cooperating Unit have caused this Cooperation Agreement to be executed in their respective names by their respective duly authorized officials shown below:

**TOWN OF NORMAL, McLEAN COUNTY,
ILLINOIS**

By: _____
Name: _____
Title: County Board Chairman

(SEAL)

ATTEST:

By: _____
Name: _____
Title: County Clerk

COUNTY OF CHAMPAIGN, ILLINOIS

By: _____
Name: _____
Title: County Executive

(SEAL)

ATTEST:

By: _____
Name: _____
Title: County Clerk

Utilizing a two-pronged approach to assist homebuyers, the program is sponsored by communities throughout the state to promote home ownership. The home buyer assistance feature of the Assist program provides families with funds to pay all or most of their closing costs and down payment, enabling families with good credit but little available capital to buy their home. The mortgage credit certificate (“MCC”) feature reduces the homebuyer’s ongoing cost of borrowing whenever market conditions result in uncompetitive interest rates for loans funded in the tax-exempt bond market.

Overview

- Communities join together through an Inter-governmental Cooperation Agreement
- Home rule communities may contribute private activity bond volume cap to support either a tax-exempt bond issuance or the MCC feature
- Non-home rule communities apply for volume cap from the State
- No financial contribution or commitment required from any participant
- Any Illinois municipality can participate

Loan Funding

- Loans are funded with proceeds of tax-exempt bonds or through the direct sale of taxable mortgage-backed securities based on the sale method providing the lowest interest rate
- The bonds and securities are sold at a premium, a price greater than their face amount, which provides funding for the home buyer assistance
- Proceeds are used to make the home loans and fund the assistance
- The bonds and securities are not a debt of the municipalities or paid from any participating community’s funds, and are secured only with loans on the homes purchased

Loan Description

- 30 year fixed rate loans
- FHA/VA/RDA (640 minimum credit score) and Conventional (660 minimum credit score) loans are available
- Assist pays 3% to 7% cash grant to qualifying home buyers to fund closing costs and down payment assistance.



Qualifying Homebuyers

- Will occupy the home as their residence
- Meet income and purchase price guidelines

Mortgage Credit Certificates

- MCC's are a federally authorized program created as an alternative to tax-exempt housing bonds to reduce effective interest costs for qualifying homebuyers
- MCC's allow the homebuyer to qualify for a federal income tax credit equal to a percentage of the interest paid on their home loan each year
- MCC holders still qualify for a regular deduction of the remaining interest paid on their home loan

	Without MCC	With MCC
Mortgage Amount	\$100,000	\$100,000
Mortgage Interest Rate	4.50%	4.50%
Monthly Mortgage Payment (first year interest = \$4,467.00)	\$506.69	\$506.69
MCC Rate	N/A	35%
Monthly Credit Amount (First Year Average) (35% of \$4,467.00 is first year credit)	N/A	\$130.29
"Effective" Monthly Mortgage Payment	\$506.69	\$376.40

Assist Advantages

- Provides additional home ownership opportunities in each community
- Home ownership provides added stability in a community
- Serves the large segment of potential home buyers who qualify for loans but lack funds for a down payment and closing costs
- Strategic alliance with lenders throughout the state
- Customized marketing in each municipality
- No out-of-pocket expense to any community to participate





INCOME AND PURCHASE PRICE LIMITS

COUNTY NAME	INCOME LIMITS						PURCHASE PRICE LIMITS	
	Targeted		Non-Targeted				Targeted	Non-Targeted
	1 or 2 People	3 or More People	1 or 2 People	3 or More People	3 or More People			
BOONE	NA	NA	\$81,800	\$94,070	NA	\$305,330		
COOK	\$106,920	\$124,740	\$89,100	\$102,465	\$404,806	\$331,205		
CHAMPAIGN	\$98,160	\$114,520	\$81,800	\$94,070	\$346,315	\$283,348		
DEKALB	\$93,480	\$109,060	\$78,058	\$89,759	\$404,806	\$331,205		
DUPAGE	NA	NA	\$89,100	\$102,465	NA	\$331,205		
KANE	\$106,920	\$124,740	\$89,100	\$102,465	\$404,806	\$331,205		
KENDALL	NA	NA	\$103,400	\$124,080	NA	\$338,823		
LAKE	\$106,920	\$124,740	\$89,100	\$102,465	\$404,806	\$331,205		
MADISON	\$98,160	\$114,520	\$81,800	\$94,070	\$346,315	\$283,348		
McLEAN	\$105,960	\$123,620	\$88,300	\$101,545	\$346,315	\$283,348		
ST. CLAIR	\$98,160	\$114,520	\$81,800	\$94,070	\$346,315	\$283,348		
SANGAMON	\$98,160	\$114,520	\$81,800	\$94,070	\$346,315	\$283,348		
WILL	\$106,920	\$124,740	\$89,100	\$102,465	\$404,806	\$331,205		
WINNEBAGO	\$98,160	\$114,520	\$81,800	\$94,070	\$373,181	\$305,330		
OTHER PROGRAM AREAS	\$98,160	\$114,520	\$81,800	\$94,070	\$346,315	\$283,348		



Village of Plainfield



PARTICIPATING COMMUNITIES

City of Aurora	Village of Justice	City of Princeton	County of Boone
Village of Bartonville	City of LaSalle	City of Rochelle	County of Champaign
City of Belleville	City of Lockport	City of Rockford	County of Coles
City of Belvidere	City of Loves Park	Village of Rockton	County of Cook
Village of Bridgeview	Village of Machesney Park	Village of Romeoville	County of DeKalb
City of Champaign	Village of Marquette Heights	City of Schaumburg	County of Kankakee
City of Charleston	City of Mattoon	Village of Shorewood	County of Kendall
City of Collinsville	Village of Mendota	City of South Beloit	County of Lake
City of Crest Hill	Village of Minooka	City of Springfield	County of Macon
Village of Creve Coeur	Village of Montgomery	City of Urbana	County of Madison
City of Decatur	City of Naperville	City of Washington	County of McLean
City of East Moline	Town of Normal	City of Wood River	County of Ogle
City of East Peoria	City of Pekin	Village of Yorkville	County of Peoria
City of Edwardsville	City of Peoria		County of Rock Island
Village of Godfrey	Village of Peoria Heights		County of Tazewell
City of Joliet	City of Peru		County of Winnebago

Assist Originations in Champaign County



Copyright © and (P) 1988–2006 Microsoft Corporation and/or its suppliers. All rights reserved. <http://www.microsoft.com/streets/>
 Portions © 1990–2006 InstallShield Software Corporation. All rights reserved. Certain mapping and direction data © 2005 NAVTEQ. All rights reserved. The Data for areas of Canada includes information taken with permission from Canadian authorities, including: © Her Majesty the Queen in Right of Canada, © Queen's Printer for Ontario. NAVTEQ and NAVTEQ ON BOARD are trademarks of NAVTEQ. © 2005 Tele Atlas North America, Inc. All rights reserved. Tele Atlas and Tele Atlas North America are trademarks of Tele Atlas, Inc.

CHAMPAIGN COUNTY, ILLINOIS
Illinois Assist Down Payment Assistance Program Loan Originations

	CITY	STATE	ZIP	LOAN AMOUNT
1 .	Broadlands	IL	61816	\$36,375.00
2 .	Champaign	IL	61822	\$136,353.00
3 .	Champaign	IL	61822	\$185,355.00
4 .	Champaign	IL	61821	\$141,299.00
5 .	Champaign	IL	61822	\$128,458.00
6 .	Champaign	IL	61820	\$52,010.00
7 .	Champaign	IL	61821	\$81,440.00
8 .	Champaign	IL	61821	\$140,000.00
9 .	Champaign	IL	61821	\$143,075.00
10 .	Champaign	IL	61821	\$92,517.00
11 .	Champaign	IL	61821	\$96,900.00
12 .	Champaign	IL	61821	\$87,087.00
13 .	Champaign	IL	61821	\$121,800.00
14 .	Champaign	IL	61820	\$59,073.00
15 .	Champaign	IL	61821	\$103,970.00
16 .	Champaign	IL	61821	\$133,969.00
17 .	Champaign	IL	61822	\$163,618.00
18 .	Champaign	IL	61821	\$110,990.00
19 .	Champaign	IL	61822	\$130,833.00
20 .	Champaign	IL	61821	\$107,082.00
21 .	Champaign	IL	61821	\$102,464.00
22 .	Champaign	IL	61822	\$147,219.00
23 .	Champaign	IL	61822	\$113,680.00
24 .	Champaign	IL	61821	\$100,105.00
25 .	Champaign	IL	61821	\$123,677.00
26 .	Champaign	IL	61821	\$89,203.00
27 .	Champaign	IL	61821	\$116,955.00
28 .	Champaign	IL	61822	\$141,186.00
29 .	Champaign	IL	61821	\$138,040.00
30 .	Champaign	IL	61822	\$124,895.00
31 .	Champaign	IL	61821	\$83,536.00
32 .	Champaign	IL	61820	\$143,078.00
33 .	Champaign	IL	61822	\$134,050.00
34 .	Champaign	IL	61822	\$139,230.00
35 .	Champaign	IL	61822	\$105,000.00
36 .	Champaign	IL	61822	\$153,800.00
37 .	Champaign	IL	61822	\$167,865.00
38 .	Champaign	IL	61822	\$139,500.00
39 .	Champaign	IL	61822	\$139,750.00
40 .	Champaign	IL	61822	\$85,400.00
41 .	Champaign	IL	61822	\$117,334.00
42 .	Champaign	IL	61822	\$88,750.00
43 .	Champaign	IL	61822	\$134,530.00

CHAMPAIGN COUNTY, ILLINOIS
Illinois Assist Down Payment Assistance Program Loan Originations

	CITY	STATE	ZIP	LOAN AMOUNT
44 .	Champaign	IL	61822	\$135,000.00
45 .	Champaign	IL	61822	\$139,513.00
46 .	Champaign	IL	61822	\$128,089.00
47 .	Champaign	IL	61822	\$126,000.00
48 .	Champaign	IL	61822	\$96,140.00
49 .	Champaign	IL	61822	\$117,946.00
50 .	Champaign	IL	61822	\$139,730.00
51 .	Champaign	IL	61822	\$122,000.00
52 .	Champaign	IL	61822	\$139,195.00
53 .	Champaign	IL	61822	\$121,497.00
54 .	Champaign	IL	61822	\$172,562.00
55 .	Champaign	IL	61822	\$121,400.00
56 .	Champaign	IL	61822	\$119,081.00
57 .	Champaign	IL	61822	\$100,079.00
58 .	Champaign	IL	61822	\$172,463.00
59 .	Champaign	IL	61822	\$91,350.00
60 .	Champaign	IL	61822	\$124,259.00
61 .	Champaign	IL	61822	\$139,000.00
62 .	Champaign	IL	61822	\$115,659.00
63 .	Champaign	IL	61822	\$155,200.00
64 .	Champaign	IL	61822	\$149,500.00
65 .	Champaign	IL	61822	\$137,329.00
66 .	Champaign	IL	61822	\$137,786.00
67 .	Champaign	IL	61822	\$140,476.00
68 .	Champaign	IL	61822	\$109,200.00
69 .	Champaign	IL	61822	\$132,158.00
70 .	Champaign	IL	61822	\$129,050.00
71 .	Champaign	IL	61821	\$90,450.00
72 .	Champaign	IL	61821	\$78,459.00
73 .	Champaign	IL	61821	\$111,294.00
74 .	Champaign	IL	61821	\$98,150.00
75 .	Champaign	IL	61821	\$115,202.00
76 .	Champaign	IL	61821	\$87,290.00
77 .	Champaign	IL	61821	\$149,611.00
78 .	Champaign	IL	61821	\$118,856.00
79 .	Champaign	IL	61821	\$105,800.00
80 .	Champaign	IL	61821	\$126,266.00
81 .	Champaign	IL	61821	\$135,401.00
82 .	Champaign	IL	61821	\$125,149.00
83 .	Champaign	IL	61821	\$94,050.00
84 .	Champaign	IL	61821	\$78,256.00
85 .	Champaign	IL	61821	\$122,200.00
86 .	Champaign	IL	61821	\$108,394.00

CHAMPAIGN COUNTY, ILLINOIS
Illinois Assist Down Payment Assistance Program Loan Originations

	CITY	STATE	ZIP	LOAN AMOUNT
87 .	Champaign	IL	61821	\$67,900.00
88 .	Champaign	IL	61821	\$129,010.00
89 .	Champaign	IL	61821	\$134,850.00
90 .	Champaign	IL	61821	\$111,550.00
91 .	Champaign	IL	61821	\$91,315.00
92 .	Champaign	IL	61820	\$132,554.00
93 .	Champaign	IL	61821	\$121,600.00
94 .	Champaign	IL	61821	\$95,441.00
95 .	Champaign	IL	61822	\$139,601.00
96 .	Champaign	IL	61821	\$79,568.00
97 .	Champaign	IL	61821	\$103,195.00
98 .	Champaign	IL	61822	\$152,192.00
99 .	Champaign	IL	61821	\$101,134.00
100 .	Champaign	IL	61821	\$81,005.00
101 .	Champaign	IL	61822	\$147,283.00
102 .	Champaign	IL	61821	\$81,965.00
103 .	Champaign	IL	61821	\$108,989.00
104 .	Champaign	IL	61821	\$97,697.00
105 .	Champaign	IL	61821	\$71,500.00
106 .	Champaign	IL	61821	\$202,268.00
107 .	Champaign	IL	61821	\$117,000.00
108 .	Champaign	IL	61821	\$84,550.00
109 .	Champaign	IL	61820	\$137,750.00
110 .	Champaign	IL	61820	\$110,756.00
111 .	Champaign	IL	61821	\$71,850.00
112 .	Champaign	IL	61821	\$73,880.00
113 .	Champaign	IL	61821	\$83,460.00
114 .	Champaign	IL	61822	\$67,925.00
115 .	Champaign	IL	61821	\$86,450.00
116 .	Champaign	IL	61820	\$40,594.00
117 .	Champaign	IL	61821	\$83,460.00
118 .	Champaign	IL	61820	\$96,224.00
119 .	Champaign	IL	61822	\$143,355.00
120 .	Champaign	IL	61820	\$63,900.00
121 .	Champaign	IL	61822	\$149,150.00
122 .	Champaign	IL	61821	\$105,061.00
123 .	Champaign	IL	61820	\$149,567.00
124 .	Champaign	IL	61821	\$80,413.00
125 .	Champaign	IL	61821	\$86,450.00
126 .	Champaign	IL	61822	\$76,950.00
127 .	Champaign	IL	61821	\$125,637.00
128 .	Champaign	IL	61821	\$116,350.00
129 .	Champaign	IL	61820	\$117,962.00

CHAMPAIGN COUNTY, ILLINOIS
Illinois Assist Down Payment Assistance Program Loan Originations

	CITY	STATE	ZIP	LOAN AMOUNT
130 .	Champaign	IL	61821	\$53,200.00
131 .	Champaign	IL	61821	\$117,065.00
132 .	Champaign	IL	61822	\$121,153.00
133 .	Champaign	IL	61822	<u>\$145,015.00</u>
134 .	Fisher	IL	61843	\$126,200.00
135 .	Fisher	IL	61843	\$63,928.00
136 .	Gifford	IL	61847	\$92,176.00
137 .	Mahomet	IL	61853	\$124,150.00
138 .	Mahomet	IL	61853	\$125,500.00
139 .	Mahomet	IL	61853	\$115,684.00
140 .	Mahomet	IL	61853	\$126,217.00
141 .	Mahomet	IL	61853	\$157,003.00
142 .	Mahomet	IL	61853	\$151,818.00
143 .	Ogden	IL	61859	\$95,400.00
144 .	Ogden	IL	61859	\$128,089.00
145 .	Paxton	IL	60957	\$76,630.00
146 .	Rantoul	IL	61866	\$80,733.00
147 .	Rantoul	IL	61866	\$59,050.00
148 .	Rantoul	IL	61866	\$67,398.00
149 .	Rantoul	IL	61866	\$74,200.00
150 .	Rantoul	IL	61866	\$81,030.00
151 .	Rantoul	IL	61866	\$112,450.00
152 .	Rantoul	IL	61866	\$50,671.00
153 .	Rantoul	IL	61866	\$114,990.00
154 .	Rantoul	IL	61866	\$98,188.00
155 .	Rantoul	IL	61866	\$71,052.00
156 .	Saint Joseph	IL	61873	\$141,755.00
157 .	Saint Joseph	IL	61873	\$120,895.00
158 .	Saint Joseph	IL	61873	\$97,132.00
159 .	Saint Joseph	IL	61873	\$98,705.00
160 .	Saint Joseph	IL	61873	\$172,812.00
161 .	Saint Joseph	IL	61873	\$141,075.00
162 .	Savoy	IL	61874	\$160,000.00
163 .	Savoy	IL	61874	\$178,480.00
164 .	Seymor	IL	61875	\$87,300.00
165 .	Sidney	IL	61877	\$88,600.00
166 .	Thomasboro	IL	61878	\$112,665.00
167 .	Thomasboro	IL	61878	\$52,034.00
168 .	Tolono	IL	61880	\$83,433.00
169 .	Tolono	IL	61880	\$91,680.00
170 .	Tolono	IL	61880	\$128,000.00
171 .	Urbana	IL	61801	\$111,100.00
172 .	Urbana	IL	61802	\$131,577.00

CHAMPAIGN COUNTY, ILLINOIS
Illinois Assist Down Payment Assistance Program Loan Originations

	CITY	STATE	ZIP	LOAN AMOUNT
173 .	Urbana	IL	61802	\$110,696.00
174 .	Urbana	IL	61801	\$75,048.00
175 .	Urbana	IL	61802	\$104,646.00
176 .	Urbana	IL	61801	\$130,833.00
177 .	Urbana	IL	61802	\$134,284.00
178 .	Urbana	IL	61802	\$130,529.00
179 .	Urbana	IL	61801	\$76,429.00
180 .	Urbana	IL	61802	\$95,460.00
181 .	Urbana	IL	61802	\$83,991.00
182 .	Urbana	IL	61802	\$124,489.00
183 .	Urbana	IL	61802	\$106,575.00
184 .	Urbana	IL	61802	\$123,068.00
185 .	Urbana	IL	61802	\$91,185.00
186 .	Urbana	IL	61802	\$128,955.00
187 .	Urbana	IL	61801	\$75,785.00
188 .	Urbana	IL	61801	\$51,511.00
189 .	Urbana	IL	61802	\$117,922.00
190 .	Urbana	IL	61802	\$100,688.00
191 .	Urbana	IL	61802	\$130,062.00
192 .	Urbana	IL	61802	\$147,811.00
193 .	Urbana	IL	61802	\$85,006.00
194 .	Urbana	IL	61802	\$145,938.00
195 .	Urbana	IL	61802	\$97,000.00
196 .	Urbana	IL	61802	\$161,385.00
197 .	Urbana	IL	61802	\$69,375.00
198 .	Urbana	IL	61802	\$69,426.00
199 .	Urbana	IL	61802	\$125,352.00
200 .	Urbana	IL	61802	\$157,179.00
201 .	Urbana	IL	61802	\$115,300.00
202 .	Urbana	IL	61802	\$140,909.00
203 .	Urbana	IL	61802	\$135,584.00
204 .	Urbana	IL	61802	\$120,100.00
205 .	Urbana	IL	61802	\$135,045.00
206 .	Urbana	IL	61802	\$79,250.00
207 .	Urbana	IL	61802	\$145,790.00
208 .	Urbana	IL	61802	\$69,675.00
209 .	Urbana	IL	61802	\$107,400.00
210 .	Urbana	IL	61802	\$80,700.00
211 .	Urbana	IL	61802	\$72,750.00
212 .	Urbana	IL	61802	\$76,317.00
213 .	Urbana	IL	61801	\$121,394.00
214 .	Urbana	IL	61801	\$112,994.00
215 .	Urbana	IL	61801	\$131,138.00

CHAMPAIGN COUNTY, ILLINOIS
Illinois Assist Down Payment Assistance Program Loan Originations

	CITY	STATE	ZIP	LOAN AMOUNT
216 .	Urbana	IL	61801	\$99,750.00
217 .	Urbana	IL	61801	\$92,800.00
218 .	Urbana	IL	61801	\$99,015.00
219 .	Urbana	IL	61801	\$106,520.00
220 .	Urbana	IL	61801	\$73,344.00
221 .	Urbana	IL	61801	\$113,850.00
222 .	Urbana	IL	61801	\$71,250.00
223 .	Urbana	IL	61802	\$119,805.00
224 .	Urbana	IL	61802	\$87,878.00
225 .	Urbana	IL	61802	\$79,263.00
226 .	Urbana	IL	61802	\$140,236.00
227 .	Urbana	IL	61801	\$87,875.00
228 .	Urbana	IL	61801	\$116,850.00
229 .	Urbana	IL	61801	\$72,750.00
230 .	Urbana	IL	61802	\$128,250.00
231 .	Urbana	IL	61801	\$128,250.00
232 .	Urbana	IL	61802	\$83,950.00
233 .	Urbana	IL	61802	\$53,512.00
234 .	Urbana	IL	61802	\$109,971.00
235 .	Urbana	IL	61802	\$136,800.00
236 .	Urbana	IL	61802	\$102,125.00
237 .	Urbana	IL	61801	\$147,184.00
238 .	Urbana	IL	61801	\$123,190.00
239 .	Urbana	IL	61801	\$135,365.00
240 .	Urbana	IL	61802	\$82,919.00
241 .	Urbana	IL	61802	\$155,199.00
242 .	Urbana	IL	61802	\$122,450.00
243 .	Urbana	IL	61802	\$76,095.00
244 .	Urbana	IL	61802	\$109,250.00
245 .	Urbana	IL	61801	\$215,916.00
246 .	Urbana	IL	61802	\$71,186.00
247 .	Urbana	IL	61802	\$73,150.00
248 .	Urbana	IL	61802	\$95,060.00
249 .	Urbana	IL	61801	<u>\$65,650.00</u>
			Total:	<u>\$27,755,117.00</u>
			Average:	<u>\$111,466.33</u>

Monarch Mortgage Management

401 W Ontario Street
Suite 220
Chicago, Illinois 60654
312-664-5656

August 14, 2020

Ms. Darlene Kloeppe
County Executive
Champaign County
Brookens Administrative Center
1776 East Washington Street
Urbana, Illinois 61802

Re: Illinois Assist MCC Program

Dear Ms. Kloeppe:

I need your help to schedule for passage a resolution for the updated Illinois Assist program.

Champaign County began participating in the Illinois Assist program for low and moderate income homebuyers in 2003. The program offers a 30-year fixed rate mortgage through local lenders combined with a 3% to 5% forgivable soft second mortgage. In addition for first-time home buyers, the Program provides a federal mortgage credit certificate "MCC" to qualifying home buyers worth up to \$2,000 in federal tax credits per year for the life of the loan.

Champaign County has substantially benefitted from the program. In the past 5 years, 249 County residents have taken advantage of the program totaling more than \$27 million in mortgage loans. A summary of those results are attached.

Recently, the Town of Normal agreed to become the new program sponsor of the latest iteration of the Illinois Assist MCC program. We have incorporated some modest upgrades to the Normal/Illinois Assist to make the program more attractive to both home buyers and lenders such as increasing household income limits to reach more households and modestly increasing lender compensation.

In order for the County to continue its participation with Illinois Assist, the County will need to adopt a new resolution, a copy of which is attached. There is also an associated cooperation agreement that will need to be executed which is authorized through the adoption of the resolution.

Page 2
Ms. Darlene Kloeppel
August 14, 2020

Please give me a call to discuss the program at greater length so I can answer any questions you may have.

Best Regards,

A handwritten signature in black ink, appearing to read "D. S. Rasch". The signature is stylized with a large initial "D" and a checkmark-like flourish at the end.

David S. Rasch
Program Administrator

MCC Tax Savings by Loan Amount

<u>Loan Amount</u>	<u>Interest Rate</u>	<u>Annual Interest</u>	<u>MCC Rate</u>	<u>Total Savings</u>
\$80,000	3.25%	\$2,600.00	35%	\$910.00
\$85,000	3.25%	\$2,762.50	35%	\$966.88
\$90,000	3.25%	\$2,925.00	35%	\$1,023.75
\$95,000	3.25%	\$3,087.50	35%	\$1,080.63
\$100,000	3.25%	\$3,250.00	35%	\$1,137.50
\$105,000	3.25%	\$3,412.50	35%	\$1,194.38
\$110,000	3.25%	\$3,575.00	35%	\$1,251.25
\$115,000	3.25%	\$3,737.50	35%	\$1,308.13
\$120,000	3.25%	\$3,900.00	35%	\$1,365.00
\$125,000	3.25%	\$4,062.50	35%	\$1,421.88
\$130,000	3.25%	\$4,225.00	35%	\$1,478.75
\$135,000	3.25%	\$4,387.50	35%	\$1,535.63
\$140,000	3.25%	\$4,550.00	35%	\$1,592.50
\$145,000	3.25%	\$4,712.50	35%	\$1,649.38
\$150,000	3.25%	\$4,875.00	35%	\$1,706.25
\$155,000	3.25%	\$5,037.50	35%	\$1,763.13
\$160,000	3.25%	\$5,200.00	35%	\$1,820.00
\$165,000	3.25%	\$5,362.50	35%	\$1,876.88
\$170,000	3.25%	\$5,525.00	35%	\$1,933.75
\$175,000	3.25%	\$5,687.50	35%	\$1,990.63
\$180,000	3.25%	\$5,850.00	35%	\$2,000*

*Total Annual Tax Credit capped at \$2,000 per year.