



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Grants Management Division

m e m o r a n d u m

TO: Bruce K. Walden, Chief Administrative Office

FROM: Elizabeth H. Tyler, AICP, City Planner/Director

DATE: March 27, 2002

SUBJECT: Community Development Commission Recommendation Regarding An Ordinance Authorizing The Execution And Delivery Of An Intergovernmental Cooperation Agreement And Certain Documents In Connection Therewith; And Related Matters (Bond Allocation)

Description

At its March 26, 2002 regular meeting, the Community Development Commission (CDC) considered the use of the City's private activity bond allocation.

Issues

The CDC is charged with providing a recommendation to City Council regarding the use of the City's private activity bond allocation. This memorandum provides an update to that prepared for the Council Committee meeting.

Background

Since the process for packaging the financing for the private activity bond allocation was accelerated, City Council has already considered this matter in Committee. However, staff advised Council that they would forward CDC's recommendations for consideration.

Options

Options for Council action include the following:

1. Adopt the Ordinance and Resolution, for allocations consistent with Staff and CDC Recommendations
2. Adopt the Ordinance and Resolution, with specific suggested changes
3. Do not adopt the Ordinance and Resolution, in which case the City's bond allocation will revert to the State.

Fiscal Impacts

Other than Community Development staff time to organize and market the programs, there would be no City financial outlay connected to the programs. Program administrative fees incurred by the bond counsels and by the City's bond consultants would be paid with bond proceeds. In all three programs, the City would have no liability for bond repayment since the City would not be the bond issuer and all mortgage repayments would be government-insured.

Recommendations

The Community Development Commission recommended that City Council utilize the City's private activity bond allocation in the manner recommended by staff in March 20,2002 Memorandum:

Total Bond Allocation \$2,729,625

- *AssistUrbana* 25% (\$2,047,218)
- Illinois Housing Development Authority Below Market Rate Program 25% (\$682,406)

CDC also noted difficulty with understanding the rationale behind the boundaries of the HUD/IRS prescribed target area.

Memorandum Prepared By:

Bob Grewe, AICP
Grants Management Division Manager



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Grants Management Division

m e m o r a n d u m

TO: Bruce Walden, Chief Administrative Office

FROM: Libby Tyler, AICP, City Planner/Director

DATE: March 20, 2002

SUBJECT: AN ORDINANCE AUTHORIZING THE EXECUTION AND DELIVERY OF AN INTERGOVERNMENTAL COOPERATION AGREEMENT AND CERTAIN DOCUMENTS IN CONNECTION THEREWITH; AND RELATED MATTERS

Description

Included on the March 26 agenda of the Urbana City Council, Committee of the Whole are two (2) individual homebuyer assistance programs. Issue one is an intergovernmental agreement regarding the implementation of a first-time homebuyer assistance program called *AssistUrbana*. If the proposed agreement were approved by City Council, the city would pool a portion of its 2002 private activity revenue bond authority with other Illinois communities to provide special financing arrangements for households desiring to purchase their first home in Urbana. Under this program, there would be a fixed mortgage rate and downpayment assistance to homebuyers.

Issue two is a resolution authorizing the city to cede a portion of its 2002 private activity revenue bond authority to the Illinois Housing Development Authority (IHDA) to provide special low-interest rate mortgage financing to households purchasing homes within the city through the "*Below Market Rate Program*."

Issues

The issue in these cases is whether the City of Urbana should participate in the homebuyer assistance programs proposed by Stern Brothers & Co. and the Illinois Housing Development Authority. Any unused bond authority not ceded for any combination of these programs will be ceded back to the State of Illinois for use by another municipality.

Background

Pursuant to the Internal Revenue Service code, each municipality is allowed to issue private activity revenue bonds up to \$75.00 per capita per year. Based upon the current population of 36,395, the City of Urbana may issue up to \$2,729,625 in private activity revenue bonds this year. The city may utilize its private activity bond authority for one of three activities:

- 1) below-market-rate financing for affordable housing
- 2) mortgage credit certificates in support of homeownership, or
- 3) below-market-rate financing for limited types of industrial developments

The State of Illinois each year recaptures any bond allocation unused by the city as of May 1. The city may elect to use its allocation, allow its allocation to be recaptured by the state, or voluntarily cede its allocation to the state or to any community. Revenue bond allocations can be transferred from one community to another.

Program 1 - AssistUrbana In recent years, Urbana has used its private activity bond allocation rather than allow it to be recaptured by the state. City Council has used its allocation to assist first-time homebuyers through provision of grants for downpayments and closing costs. The AssistUrbana Program was first started under the name of *AccessUrbana* in 1995 and has subsequently assisted over 130 families purchase homes in Urbana. As of January 2002, eighteen families moved into new homes equaling over \$1,258,936 million in home mortgages after the City of Urbana ceded over \$1,148,250 to the bond counsel.

AssistUrbana currently provides 30-year fixed rate FHA/VA mortgage loans at 7.70 percent interest and conventional loans at 7.295 percent interest through Busey Bank, BankIllinois, BankOne, National City Bank, Union Planters Bank and University of Illinois Credit Union. The program also provides non-repayable, non-taxable grants for downpayment and closing costs up to 4.25 percent of the home mortgage amount. The program has been marketed jointly by the city and bank personnel through direct mailers, seminars, and media advertising.

The bond counsel that helped create the Assist Program statewide for many Illinois communities has notified city staff that it intends to create a new Assist program in 2002, using 2002 bond allocations. Stern Brothers & Co. has provided staff the 2002 documents, which are nearly identical to the 2001 documents. The new program would be structured similarly to the 2001 program in that both below-market-rate loans and downpayment grants would be offered. The program would still provide downpayment grants up to 4.25 percent of the home mortgage amounts. However, the program interest rate will probably be lower than the 2001 interest rates. The 2002 program rate will be below market rate. The actual interest rate would be established on the date of the bond sale and would depend on market conditions at that time. Also similar to past years are the communities participating in the Assist program, including Urbana, Champaign, Rantoul, Peoria, Springfield, Decatur, Charleston, Danville, and Mattoon.

In order to qualify for the *AssistUrbana* Program, families will need to meet household income and purchase price limits. While the program would be available citywide, the Internal Revenue Service has designated program target areas (see attached map). Income and purchase price limits vary depending on whether the property purchased is located in or out of the target area. Households purchasing within the target areas need not be first-time homebuyers. Income and purchase price limits applicable to the 2002 program are as follows.

<u>Maximum Household Income Limits</u>		
Nontargeted areas	1-2 person household	\$62,600
	3 or more persons	\$71,990
Targeted area	1-2 person household	\$75,120
	3 or more persons	\$87,640

<u>Maximum Purchase Price Limits (single-family home)</u>		
Nontargeted areas	Existing properties	\$96,800
	New construction	\$183,960
Targeted area	Existing properties	\$118,310
	New construction	\$224,850

In previous years, the city has set-aside fifty percent of the bond funds for households earning at or below 80 percent of area median family income. The set-aside would apply during a six-month reservation period; during which time the city's contribution to the bond pool would be available only to Urbana residents.

A community other than Urbana would issue bonds for the 2002 program. To participate in the program, Urbana would transfer all or a portion of its bond allocation to the issuing community. If the city decides to participate in the program, the bond issue would likely occur in late April with loans becoming available in May.

Program 2 - Illinois Housing Development Authority *Below Market Rate Program (BMR)*

The Illinois Housing Development Authority (IHDA) has developed a financing program for first-time homebuyers that will provide 30-year mortgages fixed at 1.00 percent below the market rate. The homebuyer's rate is approximately 5.30-5.75 percent interest today. The market interest rate changes daily. The homebuyer is also eligible for \$1,000 in closing cost assistance for an additional 0.25 percent increase in the interest rate. All IHDA approved lenders are eligible to participate in the program. Homebuyers must meet the same income and purchase price guidelines as the *AssistUrbana* Program.

This program rewards families that have saved a down payment by offering a lower interest rate mortgage. This program saves the homebuyer considerable amounts of money over the life of the mortgage and helps them build equity in the homes at a faster rate. Homebuyers can purchase homes anywhere within the city, and the same target areas as the Assist Program apply.

The City of Urbana participated in a similar program during 2001 by ceding \$688,950 in bond cap allocation to IHDA. At that time, the interest rate was 30-years fixed rate at 1.00 point below the IHDA daily rate.

To participate in the program during 2002, the city would need to transfer all or a portion of its bond allocation to the IHDA. If the city decides to participate in this program, loans would be available beginning around June 1.

Options

Options other than those provided herein include the following:

- Accept staff recommendation or a variation the recommendation.
- Do nothing will the City's bond allocation and it will revert to the State.
- Convey the allocation to another jurisdiction that might desire additional bond allocation.
- Participate in the Illinois Housing Development Authority HELP Program that provides down payment assistance. (This is program is very similar to Assist and would provide for a nearly redundant program.)

Fiscal Impacts

Other than Community Development staff time to organize and market the programs, there would be no city financial outlay connected to the programs. Program administrative fees incurred by the bond counsels and by the city's bond consultants would be paid with bond proceeds. In all three programs, the city would have no liability for bond repayment since the city would not be the bond issuer and all mortgage repayments would be government-insured.

Recommendations

Staff recommends ceding 75 percent (\$2,047,218) of the city's bond cap allocation to the *AssistUrbana* Program.

Staff recommends ceding 25 percent (\$682,406) of the city's bond cap allocation to the Illinois Housing Development Authority's *Below Market Rate Program*.

Prepared By: _____
Bob Grewe, AICP, Manager
Grants Management Division

Attachments:

- (1) An Ordinance Authorizing the Execution and Delivery of an Intergovernmental Cooperation Agreement and Certain Documents in Connection Therewith: and Related Matters (AssistUrbana Program - AssistUrbana Series 2002)(with attached Intergovernmental Cooperation Agreement)
- (2) AssistUrbana Target Area Map
- (3) A Resolution Approving Participating in Illinois Housing Development Authority First-Time Homebuyer Single-Family Program (Below Market Rate Program - Series 2002).

ORDINANCE NO. 2002-03-028

AN ORDINANCE AUTHORIZING THE EXECUTION AND DELIVERY OF AN
INTERGOVERNMENTAL COOPERATION AGREEMENT AND CERTAIN DOCUMENTS IN
CONNECTION THEREWITH; AND RELATED MATTERS

(AssistUrbana, Series 2002)

WHEREAS, pursuant to Section 6(a) of Article VII of the 1970 Constitution of the State of Illinois, the City of Urbana, Champaign county, Illinois, is 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 (the "*Municipality*"); and

WHEREAS, pursuant to the Constitution and the laws of the State of Illinois, and particularly Section 6(a) of Article VII of the 1970 Constitution of the State of Illinois, the Municipality is authorized to issue its revenue bonds in order to aid in providing an adequate supply of safe, decent and sanitary residential housing for low and moderate income persons and families within the Municipality, which such persons and families can afford, which constitutes a valid public purpose for the issuance of revenue bonds by the Municipality; and

WHEREAS, the Municipality has now determined that it is necessary, desirable and in the public interest to issue revenue bonds to provide an adequate supply of safe, decent and sanitary residential housing for low and moderate income persons and families within the Municipality, which such persons and families can afford; and

WHEREAS, pursuant to Section 10 of Article VII of the 1970 Constitution of the State of Illinois and the Intergovernmental Cooperation Act (5 *Illinois Compiled Statutes* 2000, 220/1 *et seq.*, as supplemented and amended), public agencies may exercise and enjoy with any other public agency in the State of Illinois any power, privilege or authority which may be exercised by such public agency individually, and, accordingly, it is now determined that

it is necessary, desirable and in the public interest for the Municipality to enter into an Intergovernmental Cooperation Agreement (the "*Cooperation Agreement*") dated as of April 1, 2002, by and among the Municipality and certain other municipalities named therein (the "*Municipalities*"), to provide for the joint issuance of such revenue bonds to aid in providing an adequate supply of residential housing in such Municipalities (the "*Program*"); and

WHEREAS, to provide for the Program, the City of Aurora, Kane, DuPage, Will and Kendall Counties, Illinois and the City of Springfield, Sangamon County, Illinois (the "*Issuers*") proposes to issue, sell and deliver its Collateralized Single Family Mortgage Revenue Bonds, Series 2002 in an aggregate principal amount not to exceed \$250,000,000 (the "*Bonds*") in one or more series to obtain funds to finance the acquisition of mortgage-backed securities (the "*GNMA Securities*") of the Government National Mortgage Association ("GNMA"), evidencing a guarantee by GNMA of timely payment, the acquisition of mortgage-backed securities (the "*FNMA Securities*") of the Federal National Mortgage Association ("FNMA"), evidencing a guarantee by FNMA of timely payment, and the acquisition of mortgage-backed securities (the "*FHLMC Securities*") of the Federal Home Loan Mortgage Corporation ("FHLMC"), evidencing a guarantee by FHLMC of timely payment, of monthly principal of and interest on certain qualified mortgage loans under the Program (the "*Mortgage Loans*"), on behalf of the Municipality and the other Municipalities all under and in accordance with the Constitution and laws of the State of Illinois; and

WHEREAS, the City Clerk of the Municipality has caused a notice of public hearing with respect to the plan of finance of the costs of the Program through the issuance of the Bonds to be published in *The News-Gazette*, a newspaper of general circulation in the Municipality, pursuant to Section 147(f) of the Internal Revenue code of 1986, as amended (the "*Code*"), on March 1, 2002, and an appropriately designated hearing officers of the

City of Aurora, Kane, DuPage, Will and Kendall Counties, Illinois, the City of Belleville, St. Clair County, Illinois, City of Champaign, Champaign County, Illinois, and the City of East Moline, Rock Island County, Illinois, have conducted said combined public hearing on March 18, 2001; and

WHEREAS, a form of the Cooperation Agreement has been presented to and is before this meeting;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF URBANA, ILLINOIS, as follows:

Section 1. That it is the finding and declaration of the City Council of the Municipality that the issuance of the Bonds by the Issuers is advantageous to the Municipality, as set forth in the preamble to this authorizing ordinance, and therefore serves a valid public purpose; that this authorizing ordinance is adopted pursuant to the Constitution and the laws of the State of Illinois, Section 6(a) of Article VII of the 1970 Constitution, Section 10 of Article VII of the 1970 Constitution of the State of Illinois and the Intergovernmental Cooperation Act; and that, by the adoption of this authorizing ordinance, the City Council of the Municipality hereby approves the issuance of the Bonds for the purposes as provided in the preamble hereto, the text hereof and the notice of public hearing referred to in the preamble hereto, which notice is hereby incorporated herein by reference, and which public approval shall satisfy the provisions of Section 147(f) of the Code.

Section 2. That the form, terms and provisions of the proposed Cooperation Agreement be, and they are hereby, in all respects approved; provided, however, that, during the Reservation Period as defined in the Cooperation Agreement, 50 percent of the Program Allocation allocated to the City of Urbana shall be set aside for use in buying securities with mortgage loans made to persons in households earning at or below 80 percent of median family income for Champaign County, Illinois, as periodically determined by

the U.S. Department of Housing and Urban Development; that the Mayor of the Municipality be, and is hereby, authorized, empowered and directed to execute, and the City Clerk of the Municipality be, and is hereby, authorized, empowered and directed to attest and to affix the official seal of the Municipality to the Cooperation Agreement in the name and on behalf of the Municipality, and thereupon to cause the Cooperation Agreement to be delivered to the other Municipalities; that the Cooperation Agreement is to be in substantially the form presented to and before this meeting and hereby approved or with such changes therein as shall be approved by the officer of the municipality executing the Cooperation Agreement, his or her execution thereof to constitute conclusive evidence of his or her approval of any and all changes or revisions therein from the form of Cooperation Agreement before this meeting; that from and after the execution and delivery of the Cooperation Agreement, the officials, agents and employees of the Municipality are hereby authorized, empowered and directed to do all such acts and things and to execute all such documents as may be necessary to carry out and comply with all things and to execute all such documents as may be necessary to carry out and comply with the provisions of the Cooperation Agreement as executed; and that the Cooperation Agreement shall constitute and is hereby made a part of this authorizing ordinance, and a copy of the Cooperation Agreement shall be placed in the official records of the Municipality, and shall be available for public inspection and the principal office of the Municipality.

Section 3. That the Mayor, the City Clerk and the proper officers, officials, agents and employees of the Municipality are hereby authorized, empowered and directed to do all such acts and things and to execute all such documents and certificates as may be necessary to carry out and comply with the provisions of the cooperation Agreement and to further the purposes and

intent of this authorizing ordinance, including the preamble to this authorizing ordinance.

Section 4. That all acts of the officers, officials, agents and employees of the Municipality heretofore or hereafter taken, which are in conformity with the purposes and intent of this authorizing ordinance and in furtherance of the issuance and sale of the Bonds, and the same hereby are, in all respects, ratified, confirmed and approved, including without limitation the publication of the notice of public hearing.

Section 5. That the Municipality hereby transfers its 2002 unified volume cap in the amount of \$2,047,218.00 to the Issuer, together with all unified Volume Cap to be received by the municipality from the Office of the Governor in 2002 for the Bonds, if any, which is hereby allocated by the Municipality to the issuance of the Bonds; and that the Municipality, by adoption of this authorizing ordinance, hereby represents and certifies that such volume cap has not been allocated to any other bond issue or transferred to any other party.

Section 6. That after the Cooperation Agreement is executed by the Municipality, this authorizing ordinance shall be and remain irrevocable until the Bonds and the interest thereon shall have been fully paid, cancelled and discharged.

Section 7. That the provisions of this authorizing ordinance are hereby declared to be separable, and if any section, phrase or provision of this authorizing ordinance shall for any reason be declared to be invalid, such declaration shall not affect the validity of the remainder of the sections, phrases and provisions of this authorizing ordinance.

Section 8. That all ordinances, resolutions and orders, or parts thereof, in conflict with the provisions of this authorizing ordinance are, to the extent of such conflict, hereby superseded; and that this authorizing

ordinance shall be in full force and effect upon its adoption and approval as provided by law.

PASSED by the City Council this _____ day of _____,
2002.

AYES:

NAYS:

ABSTAINS:

Phyllis D. Clark, City Clerk

APPROVED by the Mayor this _____ day of _____, 2002.

Tod Satterthwaite, Mayor

INTERGOVERNMENTAL COOPERATION AGREEMENT

THIS INTERGOVERNMENTAL COOPERATION AGREEMENT (the "*Cooperation Agreement*") dated as of April 1, 2002, by and among the VILLAGE OF ADDISON, DUPAGE 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 ("*Addison*"), the VILLAGE OF ALSIP, COOK 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 ("*Alsip*"), the CITY OF AURORA, KANE, DUPAGE, WILL AND KENDALL COUNTIES, 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 ("*Aurora*"), the VILLAGE OF BARTONVILLE, PEORIA COUNTY, ILLINOIS, a municipality duly organized and validly existing under the Constitution and the laws of the State of Illinois ("*Bartonville*"), the CITY OF BELLEVILLE, ST. CLAIR 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 ("*Belleville*"), the CITY OF BELVIDERE, BOONE COUNTY, ILLINOIS, a municipality duly organized and validly existing under the Constitution and the laws of the State of Illinois ("*Belvidere*"), the VILLAGE OF BRIDGEVIEW, COOK COUNTY, ILLINOIS, a municipality duly organized and validly existing under the Constitution and the laws of the State of Illinois ("*Bridgeview*"), the VILLAGE OF CAROL STREAM, DUPAGE 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 ("*Carol Stream*"), the VILLAGE OF CARPENTERSVILLE, KANE 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 ("*Carpentersville*"), the CITY OF CHAMPAIGN, CHAMPAIGN 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 ("*Champaign*"), the CITY OF CHARLESTON, COLES COUNTY, ILLINOIS, a municipality duly organized and validly existing under the Constitution and the laws of the State of Illinois ("*Charleston*"), the VILLAGE OF CHICAGO RIDGE, CDOK 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 ("*Chicago Ridge*"), the TOWN OF CICERO, COOK 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 ("*Cicero*"), the CITY OF COLLINSVILLE~MADISON AND ST. CLAIR COUNTIES, ILLINOIS, a municipality duly organized and validly existing under the Constitution and the laws of the State of Illinois ("*Collinsville*"), the CITY OF CREST HILL, WILL COUNTY, ILLINOIS, a municipality duly organized and validly existing under the Constitution and the laws of the State of Illinois ("*Crest Hill*"), the VILLAGE OF CREVE COEUR, TAZEWELL COUNTY, ILLINOIS, a municipality duly organized and validly existing under the Constitution and the laws of the State of Illinois ("*Creve Coeur*"), the CITY OF CRYSTAL LAKE, MCHENRY 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 ("*Crystal Lake*"), the CITY OF DANVILLE, VERMILION 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 ("*Danville*"), the CITY OF DECATUR, MACON 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 ("*Decatur*"), the CITY OF DEKALB, DEKALB 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 ("*DeKalb*"), the VILLAGE OF DOLTON, COOK COUNTY, ILLINOIS, a municipality and a home rule unit of government duly authorized and validly existing under the Constitution and the laws of the State of Illinois ("*Dolton*"), the CITY OF EAST MOLINE, ROCK ISLAND COUNTY, ILLINOIS, a municipality duly organized and validly existing under the Constitution and the laws of the State of Illinois ("*East Moline*"), the CITY OF EAST PEORIA, TAZEWELL COUNTY, ILLINOIS, a municipality duly organized and validly existing under the Constitution and the laws of the State of Illinois ("*East Peoria*"), the CITY OF EDWARDSVILLE, MADISON COUNTY, ILLINOIS, a municipality duly organized and validly existing under the Constitution and the laws of the State of Illinois ("*Edwardsville*"), the CITY OF ELGIN, GDOK AND KANE COUNTIES, 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 ("*Elgin*"), the CITY OF EVANSTON, COOK 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 ("*Evanston*"), the CITY OF FREEPORT, STEPHENSON 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

("Freeport"), the VILLAGE OF GODFREY, MADISON COUNTY, ILLINOIS, a municipality duly organized and validly existing under the Constitution and the laws of the State of Illinois ("Godfrey"), the CITY OF HARVEY, COOK 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 ("Harvey"), the CITY OF JOLIET, WELL AND KENDALL COUNTIES, 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 ("Joliet"), the VILLAGE OF JUSTICE, COOK COUNTY, ILLINOIS, a municipality duly organized and validly existing under the Constitution and the laws of the State of Illinois ("Justice"), the CITY OF KANKAKEE~ KANKAKEE 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 ("Kankakee"), the VILLAGE OF LANSING, GDOK 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 ("Lansing"), the CITY OF LASALLE, LASALLE COUNTY, ILLINOIS, a municipality duly organized and validly existing under the Constitution and the laws of the State of Illinois ("LaSalle"), the CITY OF LOCKPORT, WILL COUNTY, ILLINOIS, a municipality duly organized and validly existing under the Constitution and the laws of the State of Illinois ("Lockport"), the CITY OF LOVES PARK, WINNEBAGO COUNTY, ILLINOIS, a municipality duly organized and validly existing under the Constitution and the laws of the State of Illinois ("Loves Park"), the VILLAGE OF MACHESNEY PARK, VANNEBAGO COUNTY, ILLINOIS, a municipality duly organized and validly existing under the Constitution and the laws of the State of Illinois ("Machesney Park"), the CITY OF MARQUETTE HEIGHTS, TAZEWELL COUNTY, ILLINOIS, a municipality duly organized and validly existing under the Constitution and the laws of the State of Illinois ("Marquette Heights"), the CITY OF MATTOON, COLES COUNTY, ILLINOIS, a municipality duly organized and validly existing under the Constitution and the laws of the State of Illinois ("Mattoon"), the CITY OF MCHENRY, MCHENRY COUNTY, ILLINOIS, a municipality duly organized and validly existing under the Constitution and the Laws of the State of Illinois ("McHenry"), the CITY OF MENDOTA, LASALLE COUNTY, ILLINOIS, a municipality duly organized and validly existing, under the Constitution and laws of the State of Illinois ("Mendota"), the VILLAGE OF MINOOKA, GRUNDY, KENDALL AND WILL COUNTIES, ILLINOIS, a municipality duly organized and validly existing under the Constitution and the laws of the State of Illinois ("Minooka"), the VILLAGE OF MONTGOMERY, KANE AND KENDALL COUNTIES, ILLINOIS, a municipality duly organized and validly existing under the Constitution and the laws of the State of Illinois ("Montgomery"), the VILLAGE OF MUNDELEM LAKE 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 ("Mundelein"), the CITY OF NAPERVILLE, DUPAGE AND WILL COUNTIES, 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 ("Naperville"), the VILLAGE OF NORTH PEKIN, TAZEWELL COUNTY, ILLINOIS, a municipality duly organized and validly existing under the Constitution and the laws of the State of Illinois ("North Pekin"), the VILLAGE OF OAK PARK, COOK 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 ("Oak Park"), the VILLAGE OF PARK FOREST, COOK AND WILL COUNTIES, 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 ("Park Forest"), the CITY OF PEKIN, TAZEWELL AND PEORIA COUNTIES, 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 ("Pekin"), the CITY OF PEORIA, PEORIA 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 ("Peoria"), the VILLAGE OF PEORIA HEIGHTS, PEORIA 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 ("Peoria Heights"), the CITY OF PERU, LASALLE 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 ("Peru"), the CITY OF PRINCETON, BUREAU COUNTY, ILLINOIS, a municipality duly organized and validly existing under the Constitution and the laws of the State of Illinois ("Princeton"), the VILLAGE OF RANTOUL, CHAMPAIGN 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 ("Rantoul"), the VILLAGE OF ROBBINS~ COOK 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 ("Robbins"), the CITY OF ROCHELLE, OGLE COUNTY, ILLINOIS, a municipality duly organized and validly existing under the Constitution and the laws of the State of Illinois ("Rochelle"), the CITY OF ROCKFORD, WINNEBAGO COUNTY, ILLINOIS, a municipality duly organized and validly existing under the Constitution

and the laws of the State of Illinois ("*Rockford*"), the VILLAGE OF ROCKTON, WINNEBAGO COUNTY, ILLINOIS, a municipality duly organized and validly existing under the Constitution and the laws of the State of Illinois ("*Rockton*"), the VILLAGE OF ROMEOVILLE, WILL COUNTY, ILLINOIS, a municipality duly organized and validly existing under the Constitution and the laws of the State of Illinois ("*Romeoville*"), the VILLAGE OF ROUND LAKE BEACH, LAKE COUNTY, ILLINOIS, a municipality duly organized and validly existing under the Constitution and the laws of the State of Illinois ("*Round Lake Beach*"), the CITY OF ST. CHARLES, DUPAGE AND KANE COUNTIES, 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 ("*St. Charles*"), the VILLAGE OF SCHAUMBURG, COOK 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 ("*Schaumburg*"), the VILLAGE OF SHOREWOOD, VALL COUNTY, ILLINOIS, a municipality duly organized and validly existing under the Constitution and the laws of the State of Illinois ("*Shorewood*"), the CITY OF SOUTH BELOIT, VANNEBAGO COUNTY, ILLINOIS, a municipality duly organized and validly existing under the Constitution and the laws of the State of Illinois ("*South Beloit*"), the CITY OF SPRINGFIELD, SANGAMON 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 ("*Springfield*"), the CITY OF SYCAMORE, DEKALB, 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 ("*Sycamore*"), the VILLAGE OF TINLEY PARK, COOK AND WILL COUNTIES, LLINOIS, 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 ("*Tinley Park*"), the CITY OF URBANA, CHAMPAIGN 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 ("*Urbana*"), the CITY OF WASHINGTON, TAZEWELL 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 ("*Washington*"), the CITY OF WOODRIDGE~DUPAGE AND WILL COUNTIES, ILLINOIS, a municipality duly organized and validly existing under the Constitution and the laws of the State of Illinois ("*Woodridge*"), the CITY OF WOOD RIVER, MADISON COUNTY, LLINOIS, a municipality duly organized and validly existing under the Constitution and the laws of the State of Illinois ("*Wood River*"), and the UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS, a municipality duly organized and validly existing under the Constitution and the laws of the State of Illinois ("*Yorkville*"); CHAMPAIGN COUNTY, ILLINOIS, is a political subdivision duly organized and validly existing under the Constitution and the laws of the State of Illinois ("*Champaign County*"), DEKALB COUNTY, ILLINOIS, is a political subdivision duly organized and validly existing under the Constitution and the laws of the State of Illinois ("*DeKalb County*"), D UPAGE COUNTY, ILLINOIS, is a political subdivision duly organized and validly existing under the Constitution and the laws of the State of Illinois ("*DuPage County*"), LAKE COUNTY, ILLINOIS, is a political subdivision duly organized and validly existing under the Constitution and the laws of the State of Illinois ("*Lake County*"), MACON COUNTY, ILLINOIS, is a political subdivision duly organized and validly existing under the Constitution d e laws of the State of Illinois ("*Macon County*"), MADISON COUNTY, ILLINOIS, is a political subdivision duly organized and validly existing under the Constitution and the laws of the State of Illinois ("*Madison County*"), MCHENRY COUNTY, ILLINOIS, is a political subdivision duly organized and validly existing under the Constitution and the laws of the State of Illinois ("*McHenry County*"), MCLEAN COUNTY, ILLINOIS, is a political subdivision duly organized and validly existing under the Constitution and the laws of the State of Illinois ("*McLean County*"), PEORIA COUNTY, ILLINOIS, is a political subdivision duly organized and validly existing under the Constitution and the laws of the State of Illinois ("*Peoria County*"), and TAZEWELL COUNTY, ILLINOIS, is a political subdivision duly organized and validly existing under the Constitution and the laws of the State of Illinois ("*Tazewell County*").

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 to use their credit, revenues and other reserves to pay cash and to service debt related to intergovernmental activities; and

WHEREAS, the Intergovernmental Cooperation Act (*5 Illinois Compiled Statutes 2000, 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, Addison, Alsip, Aurora, Bartonville, Belleville, Belvidere, Bridgeview, Carol Stream, Carpentersville, Champaign, Charleston, Chicago Ridge Cicero, Collinsville, Crest Hill, Creve Coeur, Crystal Lake, Danville, Decatur, DeKalb, Dolton, East Moline, East Peoria, Edwardsville, Elgin, Evanston, Freeport, Godfrey, Harvey, Joliet, Justice, Kankakee, Lansing, LaSalle, Lockport, Loves Park, Machesney Park, Marquette Heights, Mattoon, McHenry, Mendota, 1~finooka, Montgomery, Mundelein, Naperville, North Pekin, Oak Park, Park Forest, Pekin, Peoria, Peoria Heights, Peru, Princeton, Rantoul, Robbins, Rochelle, Rockford, Rockton, Romeoville, Round Lake Beach, City of St Charles, Schaumburg, Shorewood, South Beloit, Springfield, Sycamore, Tinley Park, Urbana, Washington, Woodridge, Wood River and United City of Yorkville (collectively, the "*Municipalities*") 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 1970 Constitution of the State of Illinois, in the case of the Municipalities which are home rule units of government, *65 Illinois Compiled Statutes 2000, 5/11-74.5-1 et seq.*, as supplemented and amended, in the case of the Municipalities which are municipalities, but are not home rule units of government, and 50 *Illinois Compiled Statutes 20 456/1 et seq.*, as supplemented and amended, in the case of Municipalities which are counties, each Municipality 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 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, the Municipalities have determined that it is necessary and desirable to have Aurora and/or Springfield (the "*Issuers*") issue such revenue bonds on behalf of all of the Municipalities for the purpose of financing and purchasing mortgage loans to finance single family residences for low and moderate income persons within the corporate boundaries of the Municipalities (the "*Program*"); and

WHEREAS, to provide for the Program, the Issuers propose to issue, sell and deliver their Collateralized Single Family Mortgage Revenue Bonds in one or more series in an aggregate principal amount not to exceed \$250,000,000 (the "*Bonds* ") on behalf of all of the Municipalities to obtain funds to finance the acquisition of mortgage-backed securities (the "*GNMA Securities*") of the Government National Mortgage Association ("*GNMA* "), evidencing a guarantee by GNMA of timely payment of, mortgage-backed securities (the "*Fannie Mae Securities*") of the Federal National Mortgage Association ("*Fannie Mae*"), evidencing a guaranty by Fannie Mae of timely payment of, and mortgage-backed securities (the "*FHLMC Securities*") of the Federal Home Loan Mortgage Corporation ("*FHLMC*"), evidencing a guaranty by FHLMC of timely payment of, monthly principal of and interest on certain qualified mortgage loans under the Program (the "*Mortgage Loans*"), all under and in accordance with the Constitution and laws of the State of Illinois; and

WHEREAS, *30 Illinois Compiled Statutes 2000, 345/6 et seq.*, as supplemented and amended, permits the corporate authorities of any home rule unit of government to reallocate its private activity *bond allocation* to another home rule unit, and to allocate volume cap which has been allocated to it toward the issuance of the Bonds, subject to certain restrictions, guidelines and procedures, which guidelines and procedures also permit units of government (including without limitation

non-home rule units of government) to allocate volume cap which has been allocated to it toward the issuance of the Bonds and to pool allocations of volume cap received from the Office of Governor of the State of Illinois;

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, the Municipalities hereby agree, as follows:

Section 1. Bonds/Approval The Issuers (or either of them) hereby agree to issue the Bonds in one or more series on behalf of all of the Municipalities, as provided in the trust indenture or indentures pursuant to which the Bonds will be issued, for the purpose of purchasing GNMA Securities, Fannie Mae Securities and FHLMC Securities to finance mortgage loans for single family residences for low and moderate income persons within the corporate boundaries of each Municipality, to pay interest on the Bonds and to pay 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 agreed upon by the Issuers and approved by ordinances of the respective governing bodies of each Issuer (or either of them). 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 ordinances of the respective governing bodies of each Issuer (or any of them). Each Municipality hereby ratifies the conduct of the combined public hearing held in connection with the issuance of the Bonds, and hereby approves the issuance of the Bonds as described in the notice of public hearing published in connection with the issuance of the Bonds (which is hereby incorporated by reference).

Section 2. Transfer and Allocation of Unified Volume Cap Certain Municipalities which are home rule units of government, other than the Issuers, hereby transfer to the Issuers and/or allocate unified volume cap that they have reserved to issue private activity bonds, as set forth in *Exhibit A* attached to and made a part of this Cooperation Agreement. Certain Municipalities which are not home rule units of government have received allocation of unified volume cap from the State of Illinois as set forth in *Exhibit A* attached to and made a part of this Cooperation Agreement. The Municipalities, including without limitation the Issuers, hereby allocate the unified volume cap referred to in this Section to the issuance of the Bonds. Each Municipality that has received or hereafter receives an allocation of unified volume cap from the State of Illinois for the Program, after January 1, 2002, for calendar year 2002, as set forth in *Exhibit A* attached hereto and made a part hereof, which Exhibit may be supplemented from time to time by exclusive action of any Issuer in the event that volume cap is received by a Municipality after the date hereof, hereby allocates such volume cap to the issuance of the Bonds.

Section 3. Allocation of Program Allocation The origination and servicing agreement or agreements and the trust indenture or indentures relating to the issuance of the Bonds shall provide, that from the date of issuance of the Bonds through a date 120 days after the date of issuance of such Bonds (the "*Reservation Period*"), the proceeds of the Bonds shall be made available to each Municipality which is not a home rule unit of government in the amounts set forth in *Exhibit A* attached hereto and made a part hereof, as such *Exhibit A* may be supplemented from time to time (the "*Program Allocation*"), subject to the requirements of Section 143 of the Code. There shall be no Reservation Period for Municipalities which are home rule units of government. The Program Allocation allocated to a Municipality may not be reallocated during the Reservation Period; *provided*, that, after the Reservation Period, the trustee with respect to the Bonds may reallocate the Program Allocation in the manner set forth in the origination and servicing agreement or agreements or the trust indenture or indentures relating to the Bonds.

Section 4. Pledge of Collateral The Issuers hereby agree to assign and pledge to the trustee with respect to the Bonds all of the GNMA Securities, the Fannie Mae Securities and the FHLMC Securities purchased with the proceeds of the Bonds. The Issuers hereby further agree to assign and pledge to such trustee all other such documents, instruments, securities and moneys as shall be approved by ordinances of the respective governing bodies of the Issuers.

Section 5. Documents and Instruments The Issuers hereby agree to enter into all such documents and instruments as shall be necessary or appropriate in connection with the issuance of the Bonds, including without limitation origination and servicing agreements, trust indentures, bond purchase contracts or agreements, official statements, continuing disclosure undertakings and closing certificates. The Issuers hereby further agree to enter into all such other documents and instruments as shall be necessary or appropriate in connection with the issuance of the Bonds, including without limitation closing certificates.

Section 6. 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 the Municipalities. This Cooperation Agreement may not be effectively amended, changed, modified, altered or terminated without the written consent of all of the Municipalities, authorized by ordinances adopted by their respective governing bodies, certified copies of which shall be filed with the other Municipalities.

Section 7. Municipalities' Obligations Unconditional The Municipalities shall have no right to terminate, cancel or rescind this Cooperation Agreement, it being the intent hereof that the Municipalities shall be absolutely and unconditionally obligated to perform all covenants contained in this Cooperation Agreement.

Section 8. Notices All notices, certificates or other communications hereunder shall be sufficiently given and shall be deemed given when delivered or mailed by registered or certified mail, postage prepaid, addressed to the appropriate address set forth in *Exhibit B* attached to and made a part of this Cooperation Agreement. A duplicate copy of each notice, certificate or other communication given hereunder to any Municipality shall also be given to the others. Any Municipality, by notice given hereunder, may designate a different or further address to which subsequent notices, certificates or other communications will be sent

Section 9. Binding Effect This Cooperation Agreement shall inure to the benefit of and shall be binding upon the Municipalities and their respective successors and assigns.

Section 10. 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 11. Further Assurances and Corrective Instruments The Municipalities 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 12. Execution in Counterparts This Cooperation Agreement may be executed simultaneously in any number of counterparts, each of which counterparts shall be original and all of which counterparts shall constitute but one and the same instrument.

Section 13. Applicable Law. This Cooperation Agreement shall be governed by and construed in accordance with the laws of the State of Illinois.

Section 14. Effective Date. This Cooperation Agreement shall be in full force and effect on April 1, 2002, or on the date when it is executed by all Municipalities, whichever is later. Time is of the essence.

Section 15. Filing of Authorizing Ordinances. Each Municipality shall file with the other Municipalities a certified copy of the ordinance adopted by the governing body of such Municipality, authorizing the execution of this Cooperation Agreement within thirty (30~) days of the adoption of such ordinance.

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

CITY OF AURORA, KANE, DUPAGE, WILL AND KENDALL COUNTIES, ILLINOIS

By

Mayor

(SEAL)

ATTEST:

City Clerk

CITY OF URBANA, CHAMPAIGN COUNTY, ILLINOIS

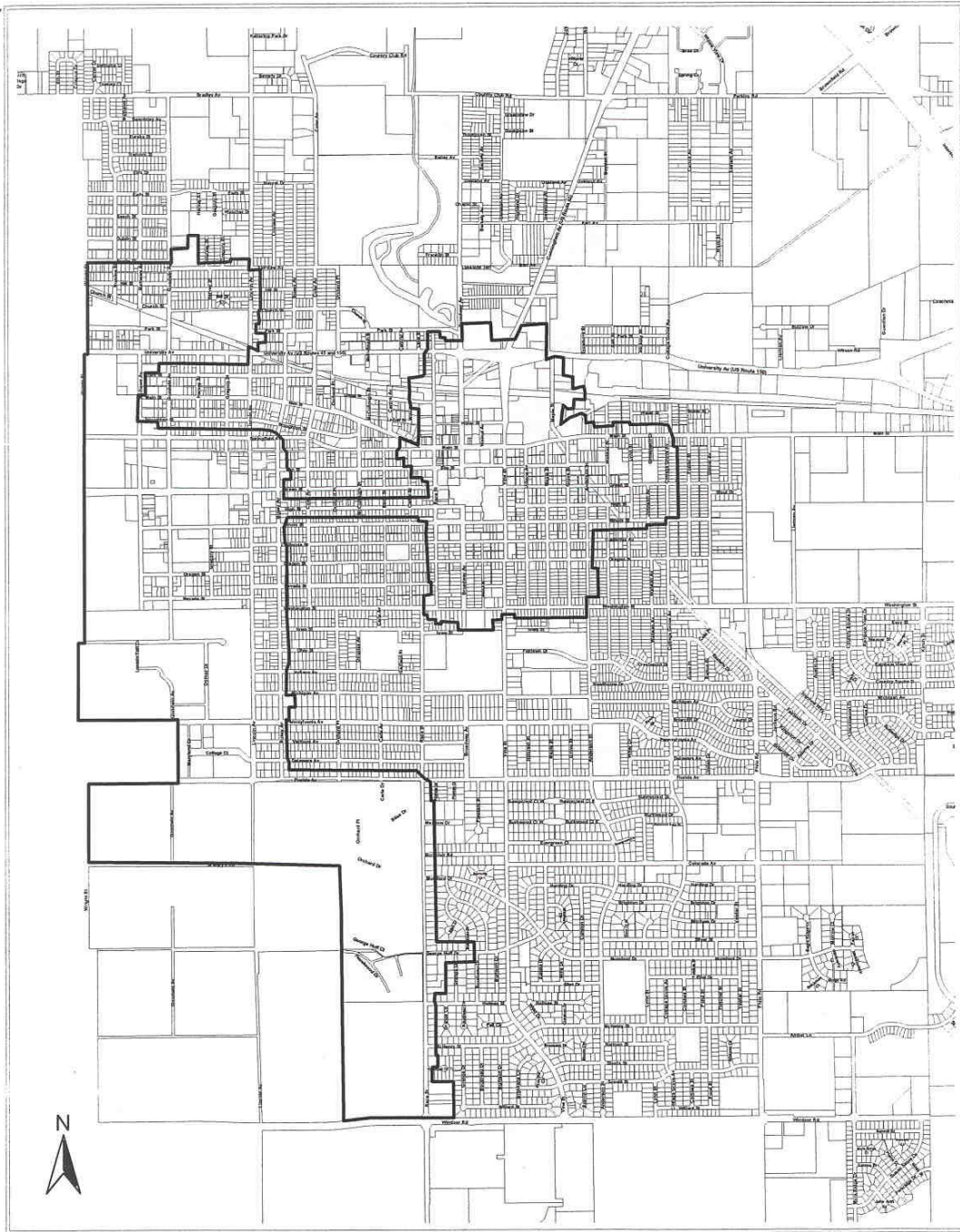
By

Mayor

(SEAL)

ATTEST:

City Clerk



2002 Home Buyer Assistance Target Area