

1 TITLE 38: FINANCIAL INSTITUTIONS
2 CHAPTER II: DEPARTMENT OF FINANCIAL AND PROFESSIONAL REGULATION

3
4 PART 1055
5 MORTGAGE COMMUNITY REINVESTMENT

6
7 SUBPART A: GENERAL

8
9 Section

10 1055.10 Authority, Purposes and Scope
11 1055.20 Definitions

12
13 SUBPART B: STANDARDS OF ASSESSING PERFORMANCE

14
15 Section

16 1055.200 Assessment Factors
17 1055.210 Performance Tests, Standards, and Ratings, in General
18 1055.220 Lending Test
19 1055.230 Service Test
20 1055.240 Assigned Ratings
21 1055.250 Effect of Record of Performance on Applications

22
23 SUBPART C: RECORDS, REPORTING, AND DISCLOSURE REQUIREMENTS;
24 EXAMINATIONS

25
26 Section

27 1055.400 Data Collection and Reporting
28 1055.410 Content and Availability of Public Information
29 1055.420 Publication of Planned Examination Schedule
30 1055.430 Alternative Examination Procedures
31 1055.440 Examination Authority and Cooperation
32 1055.450 Examination Frequency
33 1055.460 Examination Fees
34 1055.470 Implementation Period
35 1055.480 Enforcement

36
37 1055.APPENDIX A Ratings
38 1055.APPENDIX B CRA Notice
39 [1055.APPENDIX C ILCRA Illustrative List of Qualifying Activities for Covered Mortgage](#)
40 [Licensees](#)

41
42 AUTHORITY: Implementing and authorized by the Illinois Community Reinvestment Act [205
43 ILCS 735].

44
45 SOURCE: Adopted at 48 Ill. Reg. 7172, effective May 1, 2024; amended at 48 Ill. Reg. 17558,
46 effective November 25, 2024; amended at 50 Ill. Reg. _____, effective _____.

47
48 SUBPART A: GENERAL

49
50 **Section 1055.230 Service Test**

- 51
- 52 a) Scope of test. The service test evaluates a covered mortgage licensee's record of
53 helping to meet the mortgage credit needs in the State by analyzing both the
54 availability and effectiveness of a covered mortgage licensee's systems for
55 delivering mortgage loan products and the extent and innovativeness of its
56 community development services. A covered mortgage licensee that has made
57 fewer than 200 home mortgage loans in the State in the last calendar year is not
58 subject to the service test outlined in this Section.
59
 - 60 b) Areas benefited. Community development services must benefit the State or a
61 broader regional area that includes the State.
62
 - 63 c) Performance criteria – community development services. The Secretary evaluates
64 community development services pursuant to the following criteria:
65
 - 66 1) the extent to which the covered mortgage licensee provides community
67 development services; and
68
 - 69 2) the innovativeness and responsiveness of community development
70 services.
71
 - 72 d) Performance criteria – mortgage lending services. The Secretary evaluates the
73 availability and effectiveness of a covered mortgage licensee's systems for
74 delivering mortgage lending services considering the assessment factors in
75 Section 1055.200 and, pursuant to the following criteria:
76
 - 77 1) the availability and effectiveness of systems for delivering mortgage
78 lending services (e.g., internet, telephone solicitation, direct mail) in low-
79 and moderate-income geographies and to low- and moderate-income
80 individuals, including, to the extent applicable, the current distribution of
81 the covered mortgage licensee's additional full-service office among low-
82 moderate-, middle-, and upper-income geographies; and
83
 - 84 2) the range of services provided in low-, moderate-, middle-, and upper-
85 income geographies and the degree to which the services are tailored to
86 meet the needs of those geographies.

87
88
89
90
91
92
93
94
95
96
97
98
99
100
101
102
103
104
105
106
107
108
109
110
111
112
113
114
115
116
117
118
119
120
121
122
123
124
125
126
127
128
129

- e) Service performance rating. The Secretary rates a covered mortgage licensee's service performance as provided in Section 1055.APPENDIX A.

- f) Examples of community development. Examples of services, programs, sponsorships, donations, lawful investments, deposits, membership shares, grants, other activities which may be deemed to have the primary purpose of community development include, but are not limited to, the following:
 - 1) Establishment of or material support of charitable donation accounts and donor advised funds that benefit charitable organizations which help meet the financial services needs of low-income and moderate-income neighborhoods or individuals within the community;
 - 2) Establishment of or material support of foundations and other affiliated companies that provide programs and services to meet the credit needs of low-income to moderate-income neighborhoods;
 - 3) Offering products and services targeted to expand access to safe and affordable banking services;
 - 4) Provision or support of community development services that directly and tangibly benefit the community;
 - 5) Offering products and services and/or provision of investments targeted to directly and tangibly increase climate resilience in low-income to moderate-income neighborhoods;
 - 6) Offering products and services and/or provision of investments targeted to directly and tangibly mitigate environmental harm in low-income to moderate-income neighborhoods;
 - 7) Participating in Invest in Illinois or other similar state or federal programs which have the primary purpose of community development;
 - 8) Participating in an activity listed in Section 1055.APPENDIX C, ILCRA~~on the Office of the Comptroller of the Currency's CRA~~ Illustrative List of Qualifying Activities for Covered Mortgage Licensees~~found on the Office's website. The Secretary shall post a link to the Office of the Comptroller of the Currency's CRA Illustrative List of Qualifying Activities on the Department's website.~~

(Source: Amended at 50 Ill. Reg. _____, effective _____)

130
131
132
133
134
135
136
137
138
139
140

SUBPART C: RECORDS, REPORTING, AND DISCLOSURE REQUIREMENTS;
EXAMINATIONS

Section 1055.460 Examination Fees

- a) Annual fees. Each fiscal year, a covered mortgage licensee pursuant to Section 35-15 of the ILCRA shall pay an annual ILCRA fee to the Department based upon its total number of Illinois mortgage loans as shown by its Mortgage Call Reports for the previous calendar year, at the following rates:

| NO. OF ILLINOIS MORTGAGE LOANS | ILCRA ANNUAL FISCAL YEAR 2025 FEE | ILCRA ANNUAL FISCAL YEAR 2026 FEE | <u>ILCRA ANNUAL FISCAL YEAR 2027 FEE</u> |
|---------------------------------------|--|--|---|
| 50-99 | \$2,000 | \$2,250 | <u>\$2,250</u> |
| 100-199 | \$2,250 | \$2,500 | <u>\$2,500</u> |
| 200-299 | \$2,500 | \$3,000 | <u>\$3,000</u> |
| 300-399 | \$3,000 | \$3,750 | <u>\$3,750</u> |
| 400-499 | \$3,250 | \$4,750 | <u>\$4,750</u> |
| 500-749 | \$3,500 | \$5,750 | <u>\$5,750</u> |
| 750-999 | \$4,000 | \$7,000 | <u>\$7,000</u> |
| 1000-1999 | \$4,500 | \$8,250 | <u>\$8,250</u> |
| 2000-2999 | \$5,000 | \$9,750 | <u>\$9,750</u> |
| 3000-3999 | \$5,500 | \$11,250 | <u>\$11,250</u> |
| 4000-4999 | \$6,000 | \$13,000 | <u>\$13,000</u> |
| 5000-5999 | \$6,500 | \$14,750 | <u>\$14,750</u> |
| 6000-6999 | \$7,500 | \$16,750 | <u>\$16,750</u> |
| 7000-7999 | \$10,000 | \$19,000 | <u>\$19,000</u> |
| Over 8000 | \$14,000 | \$22,000 | <u>\$22,000</u> |

141
142
143
144
145
146
147
148

- b) Out-of-state travel expenses
 - 1) When out-of-state travel occurs in the conduct of any examination, the covered mortgage licensee shall make arrangements to reimburse the Department all charges for services such as travel expenses, including airfare, hotel and per diem incurred by the employee. These expenses are to be in accord with applicable travel regulations published by the

- 149 Department of Central Management Services and approved by the
150 Governor's Travel Control Board (80 Ill. Adm. Code 2800).
151
152 2) For purposes of this Section, "fiscal year" means a period beginning on
153 July 1 of any calendar year and ending on June 30 of the next calendar
154 year.
155
156 c) All fees received pursuant to this Part shall be deposited in the Residential
157 Finance Regulatory Fund.
158
159 d) The fee for fiscal year 2025 shall be due on January 1, 2025. The fee for each
160 fiscal year thereafter shall be due within 30 days after the start of each fiscal year.
161
162 (Source: Amended at 50 Ill. Reg. _____, effective _____)
163

164 **Section 1055.APPENDIX C ILCRA Illustrative List of Qualifying Activities for Covered**
 165 **Mortgage Licensees**

166
 167 This list is a non-exhaustive, illustrative list of examples of activities, where applicable to
 168 covered mortgage licensees, that would meet the criteria for a community development
 169 qualifying activity under 38 Ill. Adm. Code Part 1055 provided the appropriate documentation
 170 supports the activity and meets all requirements set forth in the ILCRA and its implementing
 171 rules. The Department is not endorsing any financial institution, fund, organization, program,
 172 non-profit, or any other entity. By listing activities that may qualify under 38 Ill. Adm. Code
 173 Part 1055, the Department is not making any determination as to whether the activities listed are
 174 safe and sound activities, in general, or for any particular financial institution. Moreover, the
 175 Department is not making any determination as to whether the activities listed are/are not legally
 176 permissible, in general, or for any particular financial institution. Please read 38 Ill. Adm. Code
 177 Part 1055 in its entirety for defined terms used in this list and for additional information.
 178

| <u>Illustrative List Topic Category</u> | <u>Description</u> |
|--|---|
| <u>Topic A</u> | <u>Loans to a low- or moderate-income individual or family.</u> |
| <u>A-1</u> | <u>Loan classified on the covered mortgage licensee's Mortgage Call Report as a 1-4 family residential construction loan to a low- or moderate-income (LMI) individual.</u> |
| <u>A-2</u> | <u>Closed-end loan or open-end line of credit classified on the covered mortgage licensee's Mortgage Call Report as a loan secured by a 1-4 family residential property to an LMI individual.</u> |
| <u>A-3</u> | <u>Loan classified on the covered mortgage licensee's Mortgage Call Report as secured by a multifamily residential property to an LMI individual.</u> |
| <u>A-4</u> | <u>Home mortgage loan guaranteed by the Federal Housing Administration to an LMI individual.</u> |
| <u>A-5</u> | <u>Home mortgage loan guaranteed under the U.S. Department of Housing and Urban Development's (HUD) Indian Home Loan Guarantee Program (Section 184) to an LMI individual.</u> |
| <u>A-6</u> | <u>Home mortgage loan guaranteed by the U.S. Department of Agriculture's (USDA) Rural Housing Service to an LMI individual.</u> |
| <u>A-7</u> | <u>Home mortgage guaranteed by the U.S. Department of Veterans Affairs (VA) to an LMI individual.</u> |
| <u>A-8</u> | <u>Low-cost education loan to an LMI individual, such as to fund school tuition and/or expenses.</u> |

| | |
|-------------|--|
| <u>A-9</u> | <u>Home equity line of credit to an LMI individual, such as for home improvement.</u> |
| <u>A-10</u> | <u>Non-credit card revolving credit line, such as for purchase of home appliances, to an LMI individual.</u> |
| <u>A-11</u> | <u>Consumer loan to an LMI individual for purposes other than purchasing an automobile, such as to fund unexpected medical expenses.</u> |
| <u>A-12</u> | <u>Automobile loan to an LMI individual to purchase a car.</u> |
| <u>A-13</u> | <u>Installment loan to an LMI individual to purchase home appliances.</u> |
| <u>A-14</u> | <u>Unsecured consumer loan to a moderate-income individual for household assistive technology products and vehicle modifications to improve accessibility.</u> |
| <u>A-15</u> | <u>Small dollar consumer loan to a low-income individual made under a covered mortgage licensee's affordable small dollar loan program.</u> |

179

| | |
|----------------|---|
| <u>Topic B</u> | <u>Small business loans to businesses.</u> |
| <u>B-1</u> | <u>Small business loan (including a line of credit) when the loan is classified on the covered mortgage licensee's Mortgage Call Report as a commercial and industrial loan.</u> |
| <u>B-2</u> | <u>Small business loan (including a line of credit) when the loan is classified on the covered mortgage licensee's Mortgage Call Report as a loan secured by nonfarm nonresidential properties.</u> |
| <u>B-3</u> | <u>Small business loan under the U.S. Small Business Administration (SBA) 504 Certified Development Company program.</u> |
| <u>B-4</u> | <u>Small business loan to make improvements to its manufacturing facility under the SBA 7(a) loan program.</u> |
| <u>B-5</u> | <u>Small business loan to finance the purchase of machinery under the USDA's Rural Development Business and Industry Guarantee Loan Program.</u> |
| <u>B-6</u> | <u>Small business loan to improve accessibility of its facilities for disabled customers.</u> |
| <u>B-7</u> | <u>Small business loan under the SBA Paycheck Protection Program.</u> |

180

| | |
|----------------|--|
| <u>Topic C</u> | <u>Small business loans to farms.</u> |
| <u>C-1</u> | <u>Small business loan (including a line of credit) when the loan is classified on the covered mortgage licensee's Mortgage Call Report as a loan to finance agricultural production and other loans to farmers.</u> |

| | |
|----------------|--|
| <u>C-2</u> | <u>Small business loan to finance the purchase of farm equipment.</u> |
| <u>Topic D</u> | <u>Loans made in or to an individual or business located in Indian country or other tribal and native lands.</u> |
| <u>D-1</u> | <u>Loan or line of credit made in Indian country or other tribal and native lands and classified on the covered mortgage licensee's Mortgage Call Report as a 1-4 family residential construction loan.</u> |
| <u>D-2</u> | <u>Closed-end loan or open-end line of credit made in Indian country or other tribal and native lands and classified on the covered mortgage licensee's Mortgage Call Report as a loan secured by a 1-4 family residential property.</u> |
| <u>D-3</u> | <u>Loan made in Indian country or other tribal and native lands and classified on the covered mortgage licensee's Mortgage Call Report as secured by a multifamily residential property.</u> |
| <u>D-4</u> | <u>Home mortgage loan made in Indian country or other tribal and native lands and guaranteed by the Federal Housing Administration.</u> |
| <u>D-5</u> | <u>Home mortgage loan made in Indian country or other tribal and native lands and guaranteed under HUD's Indian Home Loan Guarantee Program (Section 184).</u> |
| <u>D-6</u> | <u>Home mortgage loan made in Indian country or other tribal and native lands and guaranteed by the USDA's Rural Housing Service.</u> |
| <u>D-7</u> | <u>Home mortgage loan made in Indian country or other tribal and native lands and guaranteed by the Veterans Administration.</u> |
| <u>D-8</u> | <u>Home equity line of credit extended in Indian country or other tribal and native lands, such as for home improvement.</u> |
| <u>D-9</u> | <u>Non-credit card revolving credit line, such as for purchase of home appliances, to an individual located in Indian country or other tribal and native lands.</u> |
| <u>D-10</u> | <u>Consumer loan made to an individual located in Indian country or other tribal and native lands for purposes other than purchasing an automobile, such as to fund unexpected medical expenses.</u> |
| <u>D-11</u> | <u>Automobile loan to an individual located in Indian country or other tribal and native lands to purchase a car.</u> |
| <u>D-12</u> | <u>Small business loan (including a line of credit) in Indian country or other tribal and native lands when the loan is classified on the covered mortgage licensee's Mortgage Call Report as a commercial and industrial loan.</u> |
| <u>D-13</u> | <u>Small business loan (including a line of credit) located in Indian country or other tribal and native lands when the loan is classified on the covered mortgage licensee's Mortgage Call Report as a loan secured by nonfarm nonresidential properties.</u> |

| | |
|-------------|---|
| <u>D-14</u> | <u>Small business loan (including a line of credit) located in Indian country or other tribal and native lands made under the SBA Certified Development Company/504 Loan Program.</u> |
| <u>D-15</u> | <u>Small business loan (including a line of credit) located in Indian country or other tribal and native lands to make improvements to its manufacturing facility under the SBA 7(a) loan program.</u> |
| <u>D-16</u> | <u>Small business loan (including a line of credit) located in Indian country or other tribal and native lands to finance the purchase of machinery under the USDA's Rural Development Business and Industry Guarantee Loan Program.</u> |
| <u>D-17</u> | <u>Small business loan (including a line of credit) located in Indian country or other tribal and native lands when the loan is classified on the covered mortgage licensee's Mortgage Call Report as a loan to finance agricultural production and other loans to farmers.</u> |

182

| | |
|----------------|--|
| <u>Topic E</u> | <u>A small business loan to a business located in a low- or moderate-income census tract.</u> |
| <u>E-1</u> | <u>Small business loan to purchase inventory for its business located in a moderate-income census tract.</u> |
| <u>E-2</u> | <u>Small business loan to expand its manufacturing facility located in a low-income census tract.</u> |

183

| | |
|----------------|---|
| <u>Topic F</u> | <u>A small business loan to a farm located in a low- or moderate-income census tract.</u> |
| <u>F-1</u> | <u>Small business loan located in a low-income census tract to purchase farm equipment.</u> |
| <u>F-2</u> | <u>Small business loan located in a moderate-income census tract to refinance a construction loan used to expand dairy production facilities.</u> |

184

| | |
|----------------|--|
| <u>Topic G</u> | <u>Loans, investments, and services to facilitate affordable housing that is likely to be partially or primarily inhabited by low- or moderate-income individuals or families.</u> |
| <u>G-1</u> | <u>Loan to a non-profit organization for the purpose of providing affordable housing to LMI individuals.</u> |
| <u>G-2</u> | <u>Loan to a for-profit business for the purpose of providing affordable housing to LMI individuals.</u> |

| | |
|-------------|--|
| <u>G-3</u> | <u>Loan to a for-profit developer for construction of multi-family mixed-income rental housing that partially benefits LMI individuals because some units will meet the median rent standard.</u> |
| <u>G-4</u> | <u>Loan to a non-profit developer to build multi-family rental housing guaranteed under the USDA's Section 538 Guaranteed Loan Program where median rents will meet the median rent standard.</u> |
| <u>G-5</u> | <u>Loan to a for-profit developer to build multi-family rental housing guaranteed under the USDA's Section 538 Guaranteed Loan Program where median rents will meet the median rent standard.</u> |
| <u>G-6</u> | <u>Investment that will use tax credits from the Federal Historic Tax Credit Program to finance the adaptive reuse and renovation of a hotel into rental units in a moderate- income area, and many of the units will meet the median rent standard.</u> |
| <u>G-7</u> | <u>Loan for a mixed-use property in an underserved area that will be used to help seasonal businesses provide affordable housing to seasonal LMI workers at rents that meet the median rent standard.</u> |
| <u>G-8</u> | <u>Loan to a for-profit developer for construction of multi-family mixed-income rental housing, where many of the units will meet the median rent standard.</u> |
| <u>G-9</u> | <u>Investment that will finance the company's production of cost-effective modular housing, which will be used to supply affordable housing units where rents will meet the median rent standard.</u> |
| <u>G-10</u> | <u>Investment that supports the abatement of, or remediation to correct, lead-based paint, asbestos, mold, or radon that are present in a multi-family rental housing project where rents meet the median rent standard.</u> |

185

| | |
|----------------|--|
| <u>Topic H</u> | <u>Loans, investments, and services that facilitate affordable housing that is partially or primarily inhabited by low- or moderate-income individuals or families as demonstrated by an affordable housing set-aside required by a federal, state, local, or tribal government.</u> |
| <u>H-1</u> | <u>Investment in a project with housing units made affordable to LMI individuals through local inclusionary zoning.</u> |
| <u>H-2</u> | <u>Loan to purchase a multifamily dwelling that will partially benefit LMI individuals, including renters who receive assistance under HUD's section 8 rental subsidy program.</u> |
| <u>H-3</u> | <u>Investment that provides financing for the construction of a rent-to-own affordable housing complex targeted to LMI individuals and families.</u> |

186

| | |
|----------------|--|
| <u>Topic I</u> | <u>Loans, investments, and services that facilitate affordable housing, in conjunction with an explicit federal, state, local, or tribal government affordable housing program for low- or moderate-income individuals or families.</u> |
| <u>I-1</u> | <u>Investment in a limited partnership to develop and operate a Federal Low-Income Housing Tax Credit (LIHTC) multi-family housing project.</u> |
| <u>I-2</u> | <u>Investment to finance the conversion and rehabilitation of public housing using HUD's Rental Assistance Demonstration Program that uses a section 8 project-based contract to make the units affordable to LMI individuals and families.</u> |
| <u>I-3</u> | <u>Loan to a nursing home and assisted living facility that uses HUD's Section 232 loan guarantee and is defined by HUD as multifamily housing that primarily serves or assists LMI individuals or families.</u> |
| <u>I-4</u> | <u>Investment in a "green" retrofit initiative as part of an explicit local government program used to maintain the affordability of rental housing for LMI individuals through energy efficient measures.</u> |
| <u>I-5</u> | <u>Loan to facilitate the purchase of existing multifamily housing using a guarantee provided under the HUD Section 207/223(f) program to make the units affordable to LMI individuals and families.</u> |
| <u>I-6</u> | <u>Loan to facilitate the substantial rehabilitation of multifamily rental housing for moderate-income families, elderly and the handicapped using a guarantee provided under the HUD Section 221(d)(4) mortgage insurance program to make the units affordable to LMI individuals and families.</u> |
| <u>I-7</u> | <u>Loan to a Native American tribe to purchase land and construct infrastructure and affordable rental housing, as identified in the tribe's Indian Housing Plan, using a guarantee provided under the HUD Title VI Tribal Housing Activities Loan Guarantee Program to make the units affordable to LMI individuals and families.</u> |
| <u>I-8</u> | <u>Loan to a non-profit sponsor to rehabilitate multifamily rental housing for elderly persons (62 or older) and/or persons with disabilities using a guarantee provided under the HUD Program Section 231 to make the units affordable to LMI individuals.</u> |
| <u>I-9</u> | <u>Investment for Federal Historic Tax Credits to finance the adaptive reuse and renovation of a historic property that also receives financing using Federal Low-Income Housing Tax Credits.</u> |
| <u>I-10</u> | <u>Loan for the construction of a government-supported accessible rental housing facility for LMI disabled persons.</u> |

| | |
|----------------|--|
| <u>Topic J</u> | <u>Loans, investments, and services that facilitate affordable housing, such as owner-occupied housing purchased, refinanced, or improved by or on behalf of low- or moderate-income individuals or families, except for home mortgage loans provided directly to individuals or families.</u> |
| <u>J-1</u> | <u>Investment in a mortgage-backed security that is primarily secured by loans to LMI borrowers.</u> |
| <u>J-2</u> | <u>Down payment and closing cost assistance grants on home purchase loans for LMI borrowers, including, but not limited to, assisting borrowers in obtaining grants from the FHLBanks' regulatory Homeownership Set-Aside Programs.</u> |

188

| | |
|----------------|---|
| <u>Topic K</u> | <u>Loans, investments, and services that facilitate another covered mortgage licensee's community development loans, investments, or services.</u> |
| <u>K-1</u> | <u>Covered mortgage licensee employees volunteer to provide technical assistance to another covered financial institution to establish a loan program targeted to LMI individuals and families.</u> |

189

| | |
|----------------|---|
| <u>Topic L</u> | <u>Loans, investments, and services that facilitate child care, education, workforce development and job training programs, health services, and housing services, that partially or primarily serve or assist low- or moderate-income individuals or families.</u> |
| <u>L-1</u> | <u>Investment, in a fund that provides financing for a charter school that will primarily serve LMI children.</u> |
| <u>L-2</u> | <u>Monetary donation to a non-profit organization that provides transportation to medical treatments for LMI individuals.</u> |
| <u>L-3</u> | <u>Grant to a non-profit organization that provides housing assistance and counseling to LMI immigrants residing in the United States.</u> |
| <u>L-4</u> | <u>Providing mentoring/tutoring services to clients of a non-profit organization that serves LMI youth.</u> |
| <u>L-5</u> | <u>Investment, that supports a non- profit that provides general education degrees that primarily serves LMI individuals without a high school diploma.</u> |
| <u>L-6</u> | <u>Loan to a non-profit training center that provides workforce development and job training programs, which primarily serve unemployed, LMI individuals.</u> |

| | |
|-------------|--|
| <u>L-7</u> | <u>In-kind donation to a food pantry that provides services to unemployed, LMI families.</u> |
| <u>L-8</u> | <u>Loan to acquire a child care facility that serves LMI residents of a low-income neighborhood.</u> |
| <u>L-9</u> | <u>Covered mortgage licensee employees volunteer service with a non-profit that provides income tax assistance programs for LMI individuals.</u> |
| <u>L-10</u> | <u>Grant to a non-profit organization that runs a state-funded battered women's shelter for LMI individuals in an underserved area and as part of a statewide program.</u> |
| <u>L-11</u> | <u>Loan, investment, or service that supports an LMI-focused alcohol and drug recovery center.</u> |
| <u>L-12</u> | <u>Grant to a drug rehabilitation center that primarily serves low-income individuals.</u> |
| <u>L-13</u> | <u>Loan to a legal assistance program for LMI individuals.</u> |
| <u>L-14</u> | <u>Grant to an organization that provides resume writing services to LMI formerly incarcerated individuals.</u> |
| <u>L-15</u> | <u>Loan to a non-profit organization providing affordable child care services that primarily serve LMI individuals or families.</u> |
| <u>L-16</u> | <u>Grant to support a program that provides eyeglasses to low-income individuals.</u> |
| <u>L-17</u> | <u>In-kind contribution of rent-free office space to a local food bank.</u> |
| <u>L-18</u> | <u>Provision of technical assistance on financial matters to a non-profit organization that will apply for loans or grants under the Federal Home Loan Banks' (FHLBanks) Affordable Housing Program, specifically, including, but not limited to, by serving on a loan review committee, assisting in marketing financial services, and furnishing financial services training for staff and management.</u> |
| <u>L-19</u> | <u>Grant to a nonprofit community program which assists LMI individuals to find and enroll in free or low-cost home broadband internet services for which they are eligible.</u> |
| <u>L-20</u> | <u>Grant in support of a nonprofit program which refurbishes used computers in order to provide them to LMI individuals at no cost or at a very low cost.</u> |
| <u>L-21</u> | <u>Monetary donations to a workforce development program designed to improve employment opportunities for LMI individuals with disabilities.</u> |
| <u>L-22</u> | <u>Covered mortgage licensee loan to a skilled nursing facility that primarily serves low-income persons receiving Medicaid.</u> |
| <u>L-23</u> | <u>Monetary donation to a school that primarily serves LMI students to purchase technology that enables it to conduct on-line classes for students affected by government mandated stay-at-home orders during a national health emergency.</u> |

| | |
|----------------|--|
| <u>Topic M</u> | <u>Loans, investments, and services that facilitate economic development, such as activities that provide financing for or support businesses or farms including activities that promote job creation or job retention partially or primarily for low- or moderate-income individuals.</u> |
| <u>M-1</u> | <u>Loan to a business to expand its facility and add jobs held by LMI individuals.</u> |
| <u>M-2</u> | <u>Investment using New Markets Tax Credits that will allow the facility to expand and jobs held by LMI individuals.</u> |

191

| | |
|----------------|---|
| <u>Topic N</u> | <u>Loans, investments, and services that facilitate economic development, such as activities that provide financing for or support businesses or farms including federal, state, local, or tribal government programs, projects, or initiatives that partially or primarily serve small businesses or small farms as those terms are defined in the programs, projects, or initiatives.</u> |
| <u>N-1</u> | <u>Covered mortgage licensee employees volunteer service providing technical assistance to small businesses on how to create business plans under a state program to support statewide business development.</u> |
| <u>N-2</u> | <u>Micro-loan for working capital to a small business that is a state-certified Historically Underutilized Business.</u> |
| <u>N-3</u> | <u>Grant to a non-profit that provides financing for small farms under a federal program to encourage new farm development.</u> |
| <u>N-4</u> | <u>Loan to a small business incubator that primarily benefits small businesses by providing supportive services to business start-ups and that is funded in part under a statewide community development initiative.</u> |
| <u>N-5</u> | <u>Loan to a small business under a tribal government loan guarantee program.</u> |

192

| | |
|----------------|--|
| <u>Topic O</u> | <u>Loans, investments, and services that facilitate economic development, such as activities that provide financing for or support businesses or farms including retaining existing, or attracting new, businesses, farms, or residents to low- or moderate-income census tracts, underserved areas, distressed areas, designated disaster areas consistent with a disaster recovery plan, or Indian country or other tribal and native lands.</u> |
|----------------|--|

| | |
|------------|--|
| <u>O-1</u> | <u>Loan to a business to replace equipment and restore its facilities, thereby retaining employees in a designated disaster area consistent with a disaster recovery plan.</u> |
| <u>O-2</u> | <u>Monetary donation to an emergency/drought relief fund formed by a community foundation that provides grants to farms that are located in a distressed area to help sustain the farms.</u> |
| <u>O-3</u> | <u>A loan to finance the development of workforce housing located in an underserved area that is within close proximity to a warehouse owned by a multinational conglomerate.</u> |

193

| | |
|----------------|---|
| <u>Topic P</u> | <u>Loans, investments, and services that facilitate economic development, such as activities that provide financing for or support businesses or farms including a Small Business Administration Certified Development Company, as that term is defined in 13 CFR 120.10, a Small Business Investment Company, as described 13 CFR part 107, a New Markets Venture Capital company, as described in 13 CFR part 108, a qualified Community Development Entity, as defined in 26 CFR 45D(c), or a U.S. Department of Agriculture Rural Business Investment Company, as defined in 7 CFR 4290.50.</u> |
| <u>P-1</u> | <u>Investment in a New Markets Venture Capital company that finances businesses that meet the SBA's size standards used to define small business concerns.</u> |
| <u>P-2</u> | <u>Investment in a qualified Community Development Entity that will provide financing for a food market to build a refrigerated warehouse and food distribution facility.</u> |
| <u>P-3</u> | <u>Investment in an SBA-certified Small Business Investment Company (SBIC) to finance businesses that meet the SBIC size standards.</u> |
| <u>P-4</u> | <u>Investment in a USDA Rural Business Investment Company (RBIC) to fund businesses and farms that meet the RBIC size standards.</u> |
| <u>P-5</u> | <u>Investment in a New Markets Tax Credit-eligible Community Development Entity to fund a mixed-use project that will include affordable housing for LMI individuals and families and retail space for a small business.</u> |
| <u>P-6</u> | <u>Investment eligible for Federal Historic Tax Credits to finance the adaptive reuse and renovation of a historic property that also receives New Markets Tax Credits.</u> |
| <u>P-7</u> | <u>Investment in a fund that purchases the debentures, guaranteed by the SBA, that are offered by the SBA-certified development companies.</u> |
| <u>P-8</u> | <u>Loan to a Community Development Financial Institution (CDFI) Fund-certified Community Development Entity that finances a small business' purchase of real estate related to a New Markets Tax Credit project, as</u> |

194

| | |
|----------------|---|
| | <u>provided for in 26 U.S.C. 45D.</u> |
| <u>Topic Q</u> | <u>Loans, investments, and services that facilitate economic development, such as activities that provide financing for or support businesses or farms including technical assistance and supportive services, such as shared space, technology, or administrative assistance for businesses or farms that meet the size eligibility standards of the Small Business Investment Company program, as described in 13 CFR part 107.</u> |
| <u>Q-1</u> | <u>Grant to a non-profit that provides technical assistance to businesses that meet the stated size-eligibility standards.</u> |
| <u>Q-2</u> | <u>Loan to a non-profit entity that provides technical assistance to businesses that meet the size-eligibility standards for an SBA SBIC.</u> |
| <u>Q-3</u> | <u>Covered mortgage licensee employees volunteer through a local Chamber of Commerce to lead a workshop that provides technical assistance to the chamber's business members that meet the stated size-eligibility standards.</u> |
| <u>Q-4</u> | <u>Providing permanent office space rent-free at a branch for use by the local economic development organization that targets business development, predominantly among start-up and micro-businesses that meet the stated size-eligibility standards.</u> |
| <u>Q-5</u> | <u>Monetary donation to a CDFI that is providing technical assistance and loans to small businesses adversely impacted by state-mandated business closures during a health emergency.</u> |

195

196

| | |
|----------------|--|
| <u>Topic R</u> | <u>Loans, investments, and services that facilitate essential community facilities that partially or primarily serve low- or moderate-income individuals or families.</u> |
| <u>R-1</u> | <u>Construction loan to improve a hospital that is located in a middle-income census tract adjacent to a low-income census tract that partially benefits LMI individuals who will utilize hospital services.</u> |
| <u>R-2</u> | <u>Investment in a municipal bond to fund construction of a health center that will primarily serve residents of a moderate-income neighborhood.</u> |
| <u>R-3</u> | <u>Purchase of a local municipal bond, the proceeds of which will be used to construct a new high school that will partially serve students from LMI families.</u> |
| <u>R-4</u> | <u>Direct financing or investment in supportive housing for the chronically homeless incorporating eligible public funding programs, such as state-issued tax-exempt bonds, HUD's Supportive Housing Program, Section 8 Project-Based Rental Assistance, the LIHTC program, or the</u> |

| | |
|------------|---|
| | <u>FHLBanks' Affordable Housing Program.</u> |
| <u>R-5</u> | <u>Loan to upgrade equipment at a public library to accommodate LMI disabled patrons.</u> |
| <u>R-6</u> | <u>Grant to an organization to purchase personal or other protective equipment for doctors and nurses treating in a Federally Qualified Health Care Center during a local health emergency.</u> |

197

| | |
|----------------|---|
| <u>Topic S</u> | <u>Loans, investments, and services that facilitate essential community facilities that partially or primarily serve low- or moderate-income census tracts, distressed areas, underserved areas, disaster areas consistent with a disaster recovery plan, or Indian country or other tribal and native lands.</u> |
| <u>S-1</u> | <u>Loan to construct a new fire station located in Indian country or other tribal and native lands.</u> |
| <u>S-2</u> | <u>Loan to a company to build a health clinic in an underserved area, using the USDA's Community Facilities Guaranteed Loan Program.</u> |
| <u>S-3</u> | <u>Loan to build a police station in a distressed area.</u> |
| <u>S-4</u> | <u>Purchase of a local municipal bond with a purpose consistent with a local disaster recovery plan, the proceeds of which will be used to construct a new high school in a disaster area.</u> |
| <u>S-5</u> | <u>Loan to improve a hospital in a distressed area that serves the entire community, including LMI individuals.</u> |
| | <u>Investment in a fund that finances community facilities in Indian country or other tribal and native lands, such as a community recreational facility.</u> |

198

| | |
|----------------|--|
| <u>Topic T</u> | <u>Loans, investments, and services that facilitate essential infrastructure that partially or primarily serves low- or moderate-income individuals or families.</u> |
| <u>T-1</u> | <u>Loan to finance construction of a road in a rural community that provides LMI residents of the area access to employment centers outside of the area.</u> |
| <u>T-2</u> | <u>Investment in a local cooperative to develop broadband infrastructure and expand access to LMI residents in the area.</u> |
| <u>T-3</u> | <u>Investment in a local municipal bond to improve city-wide water and wastewater systems with benefit to all residents, including LMI residents.</u> |

| | |
|------------|--|
| <u>T-4</u> | <u>Loan for infrastructure improvements, including upgrading roads, water supply and sewer services, to a mobile home park that primarily rents space to LMI residents.</u> |
| <u>T-5</u> | <u>Financing of a community-wide solar plus energy storage system to reduce utility costs and help maintain affordability for a multifamily housing complex in an LMI community.</u> |

199

| | |
|----------------|--|
| <u>Topic U</u> | <u>Loans, investments, and services that facilitate essential infrastructure that partially or primarily serves low- or moderate-income census tracts, distressed areas, underserved areas, disaster areas consistent with a disaster recovery plan, or Indian country or other tribal and native lands.</u> |
| <u>U-1</u> | <u>Investment that will finance construction of a solar energy facility that uses federal renewable energy tax credits and will provide access to reduced cost electrical utilities to LMI census tracts.</u> |
| <u>U-2</u> | <u>Investment in a local municipal bond to refurbish a bridge that connects a low-income neighborhood with essential services without which residents would otherwise not have access to those services.</u> |
| <u>U-3</u> | <u>Investment in a state issued bond to reconstruct a tunnel in a disaster area, consistent with the area's disaster recovery plan.</u> |
| <u>U-4</u> | <u>Purchase of a local municipal bond, the proceeds of which will be used to upgrade a water pipeline that serves an underserved area.</u> |
| <u>U-5</u> | <u>Loan to a company to build a new flood control system as identified in the community's disaster recovery plan, such as a levee or storm drain that serves the disaster area.</u> |
| <u>U-6</u> | <u>Investment to finance the construction of a broadband network to develop reliable internet access in an LMI census tract.</u> |
| <u>U-7</u> | <u>Investment in a Special City Taxing District Bond with the purpose of renovating city sidewalks in a distressed area to comply with the Americans with Disabilities Act.</u> |
| <u>U-8</u> | <u>Purchase of a municipal bond issued to finance infrastructure improvements to enable a community to prevent flooding in LMI neighborhoods negatively impacted by rising water levels.</u> |

200

| | |
|----------------|--|
| <u>Topic V</u> | <u>Loans, investments, and services that facilitate a family farm's purchase or lease of farmland, equipment, and other farm-related inputs for the family farm's use in operating the farm.</u> |
|----------------|--|

201

| | |
|------------|--|
| <u>V-1</u> | <u>Loan to a family farm to purchase a tractor.</u> |
| <u>V-2</u> | <u>Loan to a family farm to purchase additional land to increase production.</u> |
| <u>V-3</u> | <u>Loan to a vineyard that is a family farm to purchase additional acreage.</u> |

202

| | |
|----------------|---|
| <u>Topic W</u> | <u>Loans, investments, and services that facilitate a family farm's receipt of technical assistance and supportive services for the family farm's own production, such as shared space, technology, or administrative assistance through an intermediary.</u> |
| <u>W-1</u> | <u>Grant to a non-profit organization that provides technical assistance to family farms.</u> |

203

| | |
|----------------|--|
| <u>Topic X</u> | <u>Loans, investments, and services that facilitate a family farm's sale and trade of family farm products grown or produced by the family farm.</u> |
| <u>X-1</u> | <u>Loan to a family farm to construct a building from which to sell produce.</u> |
| <u>X-2</u> | <u>Loan to a family farm to market and sell its products statewide.</u> |

204

| | |
|----------------|---|
| <u>Topic Y</u> | <u>Loans, investments, and services that facilitate federal, state, local, or tribal government programs, projects, or initiatives that partially or primarily serve low- or moderate-income individuals or families.</u> |
| <u>Y-1</u> | <u>Grant to a non-profit organization to provide a local government sponsored dress for success program for homeless women.</u> |
| <u>Y-2</u> | <u>Loan to a non-profit organization to provide a state government sponsored after-school program for students from LMI families.</u> |

| | |
|----------------|---|
| <u>Topic Z</u> | <u>Loans, investments, and services that facilitate federal, state, local, or tribal government programs, projects, or initiatives that are consistent with a bona fide government revitalization, stabilization, or recovery plan for a low- or moderate-income census tract; a distressed area; an underserved area; a disaster area; or Indian country or other tribal and native lands.</u> |
| <u>Z-1</u> | <u>Grant to a non-profit organization that receives funds from a statewide program to revitalize communities in Indian country or other tribal and native lands.</u> |

| | |
|------------|--|
| <u>Z-2</u> | <u>Contribution of other real estate owned property to a local government-owned land bank whose primary purpose is consistent with a government revitalization plan that benefits LMI census tracts.</u> |
| <u>Z-3</u> | <u>Financing to support cleanup of industrial brownfields in a distressed area as part of a city-sponsored revitalization program.</u> |
| <u>Z-4</u> | <u>Investment in a Tax Increment Financing bond to finance infrastructure improvements consistent with a government revitalization plan in a distressed area.</u> |
| <u>Z-5</u> | <u>Loan through a state program to a company to purchase and replace equipment as well as rebuild the manufacturing facility that was damaged by flooding in a federally designated disaster area and supported by the community's disaster recovery plan.</u> |

205

| | |
|-----------------|--|
| <u>Topic AA</u> | <u>Loans, investments, and services that facilitate financial literacy programs or education or homebuyer counseling.</u> |
| <u>AA-1</u> | <u>Financial counseling by covered mortgage licensee employees to participants in a workforce development program primarily benefitting LMI individuals or families.</u> |
| <u>AA-2</u> | <u>Covered mortgage licensee employees conduct first-time homebuyer counseling program for covered mortgage licensee customers primarily benefitting LMI individuals or families.</u> |
| <u>AA-3</u> | <u>Covered mortgage licensee employees teach financial education or literacy curricula at local community centers primarily benefitting LMI individuals or families.</u> |
| <u>AA-4</u> | <u>Covered mortgage licensee employees delivering the Federal Deposit Insurance Corporation's Money Smart Program curriculum to residents at a senior living facility primarily benefitting LMI individuals or families.</u> |
| <u>AA-5</u> | <u>Grant to a non-profit organization that provides financial literacy courses for a foreclosure prevention program.</u> |
| <u>AA-6</u> | <u>Activities supporting "train the trainer" programs that are designed to train teachers to provide financial literacy education to their students primarily benefitting LMI individuals or families.</u> |
| <u>AA-7</u> | <u>In-kind donation of computer equipment to a non-profit that conducts personal money management courses for LMI individuals.</u> |
| <u>AA-8</u> | <u>Covered mortgage licensee employees provide financial education in connection with a school savings program primarily benefitting LMI individuals or families.</u> |
| <u>AA-9</u> | <u>Loan to a non-profit credit counseling organization that conducts personal money management courses.</u> |
| <u>AA-10</u> | <u>Monetary donation to an organization that conducts elder financial abuse and identity theft prevention programs.</u> |

| | |
|--------------|--|
| <u>AA-11</u> | <u>In-kind donation of computer equipment to a non-profit that provides financial literacy courses.</u> |
| <u>AA-12</u> | <u>Covered mortgage licensee employees assist in the preparation of tax filings under the Internal Revenue Service's Volunteer Income Tax Assistance Program.</u> |
| <u>AA-13</u> | <u>Covered mortgage licensee employees provide homebuyer education to potential buyers of single-family housing developed under a state program for middle- income individuals and families in high-cost areas.</u> |
| <u>AA-14</u> | <u>Volunteer service to open savings accounts offered through a school-based banking program, including financial literacy, to students of a K-12 school that is located in and serves residents of an LMI census tract.</u> |
| <u>AA-15</u> | <u>Financial support of a nonprofit community program that provides digital literacy training to residents of an LMI neighborhood, in order to increase their ability to use online banking services.</u> |
| <u>AA-16</u> | <u>Covered mortgage licensee employees provide financial capability training to individuals with disabilities.</u> |

206

| | |
|-----------------|--|
| <u>Topic BB</u> | <u>Loans, investments, and services that facilitate owner-occupied and rental housing development, construction, rehabilitation, improvement, or maintenance in Indian country or other tribal and native lands.</u> |
| <u>BB-1</u> | <u>Loan to develop housing in Indian country or other tribal and native lands that is guaranteed under HUD's Title VI Loan Guarantee Program.</u> |
| <u>BB-2</u> | <u>Loan to construct mixed-income housing under a tribal-government sponsored program in Indian country or other tribal and native lands.</u> |
| <u>BB-3</u> | <u>Loan to a for-profit developer to construct rental housing in Indian country or other tribal and native lands.</u> |

207

| | |
|-----------------|---|
| <u>Topic CC</u> | <u>Loans, investments, and services that facilitate qualified opportunity funds, as defined in 26 U.S.C. 1400Z-2(d)(1), that benefit low- or moderate-income qualified opportunity zones, as defined in 26 U.S.C. 1400Z-1(a).</u> |
| <u>CC-1</u> | <u>Investment in a qualified opportunity fund, established to finance construction of a new manufacturing facility that creates jobs for local residents in an opportunity zone that is also an LMI census tract.</u> |
| <u>CC-2</u> | <u>Investment in a qualified opportunity fund, established to finance renovation of a vacant building into a cultural arts facility in an opportunity zone that is also an LMI census tract.</u> |

| | |
|-------------|--|
| <u>CC-3</u> | <u>Investment in a qualified opportunity fund, established to finance the rehabilitation of an acute care hospital facility, including the purchase of new medical equipment, in an opportunity zone that is also an LMI census tract.</u> |
| <u>CC-4</u> | <u>Investment in a qualified opportunity fund, established to finance improvements to an athletic facility owned and operated for community benefit by a local nonprofit in an opportunity zone that is also an LMI census tract.</u> |
| <u>CC-5</u> | <u>Investment in a qualified opportunity fund that finances construction of a grocery store in an LMI opportunity zone.</u> |
| <u>CC-6</u> | <u>Investment in a qualified opportunity fund that finances the construction of a commercial building intended for retail and restaurant use in an LMI opportunity zone.</u> |

208

| | |
|-----------------|---|
| <u>Topic DD</u> | <u>Loans, investments, and services that facilitate other activities and ventures undertaken, including capital investments and loan participations, by a covered mortgage licensee in cooperation with a minority depository institution, women's depository institution, Community Development Financial Institution, or low-income credit union, if the activity helps to meet the credit needs of local communities in which such institutions are chartered, including activities that indirectly help to meet community credit needs by promoting the sustainability and profitability of those institutions and credit unions.</u> |
| <u>DD-1</u> | <u>Covered mortgage licensee employee time spent facilitating a loan participation with a minority depository institution, which will help the minority depository institution to meet the credit needs of its local community.</u> |
| <u>DD-2</u> | <u>Covered mortgage licensee employees provide training to CDFI staff on underwriting small farm loans to help the CDFI expand its product offerings to its community.</u> |
| <u>DD-3</u> | <u>Covered mortgage licensee provides in-kind services in the form of free or discounted data processing systems that aids a minority depository institution in serving its customers.</u> |
| <u>DD-4</u> | <u>Covered mortgage licensee donates branch space on a rent-free basis to a low-income credit union to better serve the credit union's customers.</u> |
| <u>DD-5</u> | <u>Covered mortgage licensee certificate of deposit in a minority depository institution.</u> |

| | |
|-------------|---|
| <u>DD-6</u> | <u>Loan to enable a minority- or women's depository institution, low-income credit union, or CDFI to partner with schools or universities to offer financial literacy education to members of the local communities in which such institutions are chartered.</u> |
| <u>DD-7</u> | <u>A covered mortgage licensee purchase of common stock for an ownership interest in a minority depository institution to help meet the credit needs of the minority-owned depository institution's local community.</u> |
| <u>DD-8</u> | <u>Covered mortgage licensee purchase or sale of a loan participation from or to a minority depository institution.</u> |

209
210

(Source: Added at 50 Ill. Reg. _____, effective _____)