

Grantee: Kane County, IL

Grant: B-08-UN-17-0003

April 1, 2017 thru June 30, 2017 Performance Report



Grant Number:

B-08-UN-17-0003

Obligation Date:**Award Date:****Grantee Name:**

Kane County, IL

Contract End Date:**Review by HUD:**

Reviewed and Approved

Grant Award Amount:

\$2,576,369.00

Grant Status:

Active

QPR Contact:

Joshua Beck

LOCCS Authorized Amount:

\$2,576,369.00

Estimated PI/RL Funds:

\$1,716,531.00

Total Budget:

\$4,292,900.00

Disasters:

Declaration Number

NSP

Narratives

Areas of Greatest Need:

Kane County has identified multiple areas of greatest need, these areas include the following census tracts:

8501,8503.01,8503.02, 8502.01,8502.02, 8504, 8518.01,8518.02,8520, 8521, 8519.02,8529.02,8529.05,8530.01, 8530.02, 8530.04, 8505, 8506, 8501, 8545.02, 8524.03, 8524.02, 8507.02, 8525, 8526.01, 8526.02, 8520.01, 8520.03, 8520.02, 8521, 8522, 8522.01, 8522.02, 8523, 8525, 8527, 8528.02,8528.01, 8545.01, 8505, 8506, 8545.02, 8524.03, 8524.01, 8525.03, 8524.01, 8507.01, 8507.03, 8545.01, 8545, 8540.02, 8529.03, 8529.04

Distribution and Uses of Funds:

NSP funds will be used by Development Partners approved by the Kane County NSP Commission to purchase and rehabilitate foreclosed upon homes.

Definitions and Descriptions:**Low Income Targeting:****Acquisition and Relocation:****Public Comment:****Overall****Total Projected Budget from All Sources****This Report Period**

N/A

To Date

\$4,836,649.43

Total Budget

\$0.00

\$4,148,880.18

Total Obligated

\$0.00

\$4,110,627.94

Total Funds Drawdown

\$0.00

\$3,931,534.52

Program Funds Drawdown

\$0.00

\$2,436,282.13



Program Income Drawdown	\$0.00	\$1,495,252.39
Program Income Received	\$0.00	\$1,536,531.78
Total Funds Expended	\$0.00	\$3,931,534.52
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$386,455.35	\$0.00
Limit on Admin/Planning	\$257,636.90	\$339,517.01
Limit on State Admin	\$0.00	\$339,517.01
Most Impacted and Distressed Threshold (Projected)	\$0.00	\$0.00

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$644,092.25	\$954,092.00

Overall Progress Narrative:

As of June 30, 2017 Kane County had drawn and expended 152.6% of its NSP allocation. Below you find a financial summary of Kane County's Neighborhood Stabilization Program that includes entitlement funds and program income received to date:

Total amount of Neighborhood Stabilization Program funds available:

Entitlement Funds: \$2,576,369.00

Program Income: \$1,536,531.78

Total: \$4,112,900.78

Total amount of Neighborhood Stabilization Program funds expended/drawn:

Entitlement Funds: \$2,436,282.13

Program Income: \$1,495,252.39

Total: \$3,931,534.52

Kane County has expended 95.59% of all available NSP funds as of June 30, 2017.

Using the the definition of Expended funds as described by HUD's July 24, 2012 Policy Alert, Kane County has expended \$3,931,534.52 as of June 30, 2017.

NSP CLOSEOUT PLAN

Status of Kane County's Grant:

Kane County's NSP grant is currently open. Redevelopment work is currently ongoing, status of each project is listed within the individual QPR activity.



What are the plans to obligate the unobligated balance?

The unobligated NSP balance of \$2,272.84, as well as the program income anticipated from the sale of 229 South Harrison Street (estimated at \$160,000.00) will be used to fund a portion of the redevelopment costs of one housing unit. Other HUD funds (CDBG/HOME) will likely cover the balance of the redevelopment costs for this activity. The county expects to select a qualified developer and execute the project according to the following schedule:

Select developer through RFP process November 30, 2017

Obligate NSP funds in DRGR February 28, 2018

Acquire Property (ies) June 30, 2018

Rehabilitate Property (ies) November 30, 2019

Sell property (ies) to eligible Homebuyer (s) December 31, 2019

What is the timeline to disburse the current balances?

Of the current unexpended balance (\$181,366.26), the county expects to disburse a total of \$179,093.42 by October 31, 2017. The remaining unexpended funds (\$2,272.84) – along with \$160,000 in anticipated program income – will be disbursed for eligible NSP activities by December 31, 2019. In the event those activities generate program income, the county will ask HUD to convert those funds into CDBG funds and will allocate them for CDBG-eligible activities in its PY2020 Annual Action Plan. The county anticipates initiating the closeout process for its NSP grant on/around February 28, 2020.

Currently Kane County has expended/drawn \$905,578.04 or 22.0% of its Neighborhood Stabilization Program funds on households earning less than 50% of area median income.

Kane County is required to expend an additional \$122,647.16 to meet the 25% set aside requirement as stated in the Housing and Economic Recovery Act. Kane County is currently working with Habitat for Humanity of the Northern Fox Valley to assist 5 households that have income at or below 50% a median income. Habitat for Humanity has acquired all units as of March 31, 2017.

All (5) five units are projected to be complete and occupied by eligible homebuyers by December 2017.

Kane County and its development partners in the Neighborhood Stabilization Program have completed the purchase of 21 single family homes that are within the Areas of Greatest Need identified by the county's Substantial Amendment submitted to the Department of Housing and Urban Development in the fall of 2008. Of the 21 single family homes purchased 18 are homeownership units and 3 rental units.

These purchases occurred in the following jurisdictions within Kane County:

- Village of Carpentersville 12 Units
- Village of South Elgin 3 Units
- Village of North Aurora 1 Unit
- City of St. Charles 1 Unit
- City of Batavia 3 Units
- Aurora Township 1 Unit

The status of 21 units as of June 30, 2017 is listed below:

Homeownership units:

219 South Harrison Street; City of Batavia	(Purchased, Rehab Underway)
394 Tee Lane; Village of Carpentersville	(Purchased, Rehab Underway)
128 Mora Road; Village of Carpentersville	(Purchased, Rehab underway)
2120 Tee Pee Lane; Village of Carpentersville	(Purchased, Rehab underway)
124 South River Street; Batavia	(Sold 08/31/2016)
39 Robin Road; Village of Carpentersville	(Sold 02/12/2016)
527 McKinley Avenue; City of Batavia	(Sold 11/06/2014)
158 Sioux Avenue; Village of Carpentersville	(Sold 07/02/2014)
50 Ash Street; Village of Carpentersville	(Sold 05/30/2013)
980 Berkley Street; Village of Carpentersville	(Sold 08/03/2012)
3 Evergreen Lane; Village of Carpentersville	(Sold 01/17/2013)
107 Madera Circle; Village of Carpentersville	(Sold 08/12/2012)
107 Del Rio Road; Village of Carpentersville	(Sold 11/30-2012)
1524 Plymouth Circle; Village of Carpentersville	(Sold 06/06/2011)
256 East Plum Street; Village of South Elgin	(Sold 07/24/2011)



1912 Moore Avenue; City of St. Charles (Sold 01/10/2012)
 477 West Spring Street; Village of South Elgin (Sold 11/17/2011)
 1934 Cherokee Road; Village of Carpentersville (Sold 12/23/2011)

Rental Units:

276 Harvard Circle; South Elgin (Occupied 12/15/2011)
 214 West Arrowhead Street; North Aurora (Occupied 07/18/2011)
 399 South Kendall Street; Aurora Township (Occupied 10/27/2011)

Total rental units acquired and rehabbed/constructed (completed/underway)
 3 units completed
 Total homebuyer units acquired and rehabbed/constructed (completed/underway)
 4 units under construction, 14 units completed; 14 of 18 units occupied
 Total number of homebuyer units sold (LH25 and 51-120% AMI)
 12 units sold to households earning between 51-102% AMI
 2 unit sold to households earning less 50% AMI
 Total number of rental units occupied (LH 25 and 51-120% AMI)
 0 units occupied by households earning between 51-102% AMI
 3 units occupied by households earning less 50% AMI
 Total number of properties acquired and land-banked
 0 properties acquired and land banked
 Total number of units demolished
 0 properties acquired and demolished

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
NSP-02, Purchase and Rehabilitation	\$0.00	\$3,901,621.00	\$2,306,382.13
NSP-06, Administration	\$0.00	\$391,279.00	\$129,900.00



Activities

Project # / Title: NSP-02 / Purchase and Rehabilitation

Grantee Activity Number: HFHNV0001

Activity Title: HFH of Northern Fox Valley Acq & Rehab

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP-02

Projected Start Date:

07/01/2013

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Purchase and Rehabilitation

Projected End Date:

12/31/2015

Completed Activity Actual End Date:

Responsible Organization:

Habitat for Humanity of Northern Fox Valley

Overall	Apr 1 thru Jun 30, 2017	To Date
Total Projected Budget from All Sources	N/A	\$310,000.00
Total Budget	\$0.00	\$310,000.00
Total Obligated	\$0.00	\$310,000.00
Total Funds Drawdown	\$0.00	\$261,486.04
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$261,486.04
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$261,486.04
Habitat for Humanity of Northern Fox Valley	\$0.00	\$261,486.04
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Kane County and its Development Partner Habitat for Humanity of Northern Fox Valley will purchase and rehabilitate 6 units of foreclosed or abandoned single family homes that will then be sold to homeowners who earn less than 50% of Area Median Income.

Location Description:

Activity will focus on areas of greatest needs north of IL Highway 38, including Unincorporated areas of Kane County, the City of St. Charles, and the Village of Carpentersville.

Activity Progress Narrative:

Habitat for Humanity is under contract to complete the acquisition and rehabilitation of 5 foreclosed units within



the Areas of Greatest Need established by the Kane County Substantial Amendment. All units will be available to households at or below 50% of Area Median Income.

Two units have been completed, the other 3 units are different phases of rehabilitation .

158 Soix Avenue; Carpentersville

Unit was sold to a qualified household 07/02/2014.

39 Robin Road; Carpenetersville

Unit was sold to a qualified household 02/12/2016.

394 Tee Lane; Carpentersville

Unit acquisition complete, Rehabilitation underway.

128 Mora Road; Carpentersville

Unit acquisition complete, Rehabilitation Underway. Sale to homebuyer is anticipated in July 2017.

2120 Tepee Lane; Carpentersville

Unit acquisition complete, Rehabilitation underway. Sale to Homebuyer is anticipated in September 2017.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	1/6

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	1/6
# of Singlefamily Units	0	1/6

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	0/6	0/0	0/6	0
# Owner Households	0	0	0	0/6	0/0	0/6	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
Neighborhood Stabilization Program	\$310,000.00
Total Other Funding Sources	\$0.00

Grantee Activity Number: SSL0001

Activity Title: Spillane & Sons Ltd. Acq. & Rehab

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP-02

Projected Start Date:

12/01/2013

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Purchase and Rehabilitation

Projected End Date:

10/31/2014

Completed Activity Actual End Date:

Responsible Organization:

Spillane & Sons Ltd.

Overall	Apr 1 thru Jun 30, 2017	To Date
Total Projected Budget from All Sources	N/A	\$740,325.00
Total Budget	\$0.00	\$740,325.00
Total Obligated	\$0.00	\$740,325.00
Total Funds Drawdown	\$0.00	\$609,745.54
Program Funds Drawdown	\$0.00	\$36,207.63
Program Income Drawdown	\$0.00	\$573,537.91
Program Income Received	\$0.00	\$333,198.97
Total Funds Expended	\$0.00	\$609,745.54
Spillane & Sons Ltd.	\$0.00	\$609,745.54
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Kane County and its Development Partner Spillane & Sons Ltd. are purchasing and rehabilitating a foreclosed upon single family home situated in a unincorporated area of the City of Batavia. The home is need of substantial rehabilitation, which includes all new windows, a new roof, lead based paint removal, and mold remediation.

Location Description:

Activity is located in an unincorporated section of the City of Batavia which is identified as an area of greatest need in Kane County's Substantial Amendment.

Activity Progress Narrative:

Spillane & Sons is under contract to complete the acquisition and rehabilitation of 3 foreclosed units within the Areas of Greatest Need established by the Kane County Substantial Amendment. Both units will be available to households earning less than 120% of Area Median Income. Currently two units have been completed. Spillane & Sons has acquired its third unit and rehabilitation is currently underway.
527 McKinley Avenue; Batavia
Unit was sold to a qualified household on 11/05/2014.
124 South River Street; Batavia
Unit was sold to a qualified household on 08/31/2016



229 South Harrison Street; Batavia

Unit acquisition complete, Rehabilitation Underway, completion is anticipated in September 2017. It is anticipated that the unit will be sold to income eligible homebuyer by November 2017.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	1/1
#Energy Star Replacement	0	1/1
#Additional Attic/Roof Insulation	0	1/1
#Efficient AC added/replaced	0	1/0
#Replaced thermostats	0	1/1
#Replaced hot water heaters	0	1/1
#Light Fixtures (indoors) replaced	0	7/7
#Light fixtures (outdoors)	0	3/4
#Refrigerators replaced	0	1/1
#Dishwashers replaced	0	1/1
#Low flow toilets	0	1/1
#Low flow showerheads	0	1/1
# of Substantially Rehabilitated	0	1/1

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	1/1
# of Singlefamily Units	0	1/1

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Project # / Title: NSP-06 / Administration

Grantee Activity Number: Administration



Activity Title: County Administration

Activity Category:

Administration

Project Number:

NSP-06

Projected Start Date:

03/31/2009

Benefit Type:

()

National Objective:

N/A

Activity Status:

Under Way

Project Title:

Administration

Projected End Date:

03/31/2013

Completed Activity Actual End Date:

Responsible Organization:

Kane County

Overall	Apr 1 thru Jun 30, 2017	To Date
Total Projected Budget from All Sources	N/A	\$377,769.25
Total Budget	\$0.00	\$377,769.25
Total Obligated	\$0.00	\$339,517.01
Total Funds Drawdown	\$0.00	\$339,517.01
Program Funds Drawdown	\$0.00	\$129,900.00
Program Income Drawdown	\$0.00	\$209,617.01
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$339,517.01
Kane County	\$0.00	\$339,517.01
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Provide funds to cover expenses associated with administration of the NSP along with pre-award administrative costs from October 2008.

Location Description:

County-wide

Activity Progress Narrative:

In accordance with NSP rules and regulations, ten percent (10%) of the Kane County's NSP allocation and program income will be used for general administration and planning costs for implementation of the program.

The Neighborhood Stabilization Program limits administration fund to 10% of the total entitlement amount and program received by the grantee. Below is summary of Kane County's administration expenditures:

10% of Grant Amount:
 \$257,636.00
 10% of Program Income:
 \$153,653.00
 Total Admin Funds Available:
 \$411,289.00
 Total Admin Funds Expended:



\$339,517.01

Accomplishments Performance Measures

No Accomplishments Performance Measures

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
Neighborhood Stabilization Program	\$377,769.25
Total Other Funding Sources	\$0.00

