

**Grantee: Kane County, IL**

**Grant: B-08-UN-17-0003**

**July 1, 2010 thru September 30, 2010 Performance Report**

**Grant Number:**

B-08-UN-17-0003

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

Kane County, IL

**Award Date:****Grant Amount:**

\$2,576,369.00

**Contract End Date:****Grant Status:**

Active

**Review by HUD:**

Submitted - Await for Review

**QPR Contact:**

Joshua Beck

**Disasters:****Declaration Number**

NSP

**Narratives****Areas of Greatest Need:**

Excessive foreclosures in Kane County program areas.

**Distribution and and Uses of Funds:**

We need to stem the tide of foreclosures.

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

N/A

\$2,576,369.00

**Total CDBG Program Funds Budgeted**

N/A

\$2,576,369.00

**Program Funds Drawdown**

\$1,085,029.67

\$1,323,783.75

**Obligated CDBG DR Funds**

\$1,534,655.00

\$2,576,369.00

**Expended CDBG DR Funds**

\$0.00

\$238,754.08

<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

## Progress Toward Required Numeric Targets

<b>Requirement</b>	<b>Required</b>	<b>To Date</b>
<b>Overall Benefit Percentage (Projected)</b>		0.00%
<b>Overall Benefit Percentage (Actual)</b>		0.00%
<b>Minimum Non-Federal Match</b>	\$0.00	\$0.00
<b>Limit on Public Services</b>	\$386,455.35	\$0.00
<b>Limit on Admin/Planning</b>	\$257,636.90	\$14,900.00
<b>Limit on State Admin</b>	\$0.00	\$0.00

## Progress Toward Activity Type Targets

## Progress Toward National Objective Targets

<b>National Objective</b>	<b>Target</b>	<b>Actual</b>
<b>NSP Only - LH - 25% Set-Aside</b>	\$644,092.25	\$644,092.00

## Overall Progress Narrative:

As of September 30, 2010 Kane County and its development partners in the Neighborhood Stabilization Program have purchased 12 single family homes that are in severe distress 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. Seven units have been purchased in the Village of Carpentersville; Three units have been purchased in the Village of South Elgin; and one unit has been purchased in the Village of North Aurora and the unincorporated area of Aurora Township. Rehabilitation has begun on nine of the twelve units that have been purchased.

## Project Summary

<b>Project #, Project Title</b>	<b>This Report Period</b>	<b>To Date</b>	
	<b>Program Funds Drawdown</b>	<b>Project Funds Budgeted</b>	<b>Program Funds Drawdown</b>
9999, Restricted Balance	\$0.00	\$0.00	\$0.00
NSP-01, Financing Mechanisms	\$0.00	\$0.00	\$0.00
NSP-02, Purchase and Rehabilitation	\$1,066,029.67	\$2,318,733.00	\$1,289,883.75
NSP-04, Demolition	\$0.00	\$0.00	\$0.00
NSP-05, Redevelopment	\$0.00	\$0.00	\$0.00
NSP-06, Administration	\$19,000.00	\$257,636.00	\$33,900.00

## Activities

<b>Grantee Activity Number:</b>	<b>Administration</b>
<b>Activity Title:</b>	<b>County Administration</b>

**Activity Category:**

Administration

**Activity Status:**

Under Way

**Project Number:**

NSP-06

**Project Title:**

Administration

**Projected Start Date:**

03/31/2009

**Projected End Date:**

03/31/2013

**Completed Activity Actual End Date:**

**National Objective:**

N/A

**Responsible Organization:**

Kane County

<b>Overall</b>	<b>Jul 1 thru Sep 30, 2010</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$257,636.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$257,636.00
<b>Program Funds Drawdown</b>	\$19,000.00	\$33,900.00
<b>Obligated CDBG DR Funds</b>	\$1,267.00	\$257,636.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$14,900.00
Kane County	\$0.00	\$14,900.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$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:**

Kane County is moving forward with the implementation of the Neighborhood Stabilization program. Administration funds are being used to pay for staff costs that have occurred with the implementation of this program.

**Accomplishments Performance Measures**

No Accomplishments Performance Measures found.

**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

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<b>Grantee Activity Number:</b>	<b>CHAD-1-A</b>
<b>Activity Title:</b>	<b>C.H,A,D, Acquisition</b>

**Activity Category:**

Acquisition - general

**Project Number:**

NSP-02

**Projected Start Date:**

05/21/2010

**Activity Status:**

Under Way

**Project Title:**

Purchase and Rehabilitation

**Projected End Date:**

03/01/2013

**Completed Activity Actual End Date:**

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Responsible Organization:**

Community Housing Association of DuPage

Overall	Jul 1 thru Sep 30, 2010	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$381,625.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$381,625.00
<b>Program Funds Drawdown</b>	\$379,345.00	\$379,345.00
<b>Obligated CDBG DR Funds</b>	\$250,300.00	\$381,625.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$0.00
Community Housing Association of DuPage	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

CHAD will acquiring foreclosed properties with in the Villages of North Aurora and South Elgin which Kane County has set as priority areas for NSP funds.

**Location Description:**

CHAD will acquiring foreclosed properties with in the Villages of North Aurora and South Elgin which Kane County has set as priority areas for NSP funds.

**Activity Progress Narrative:**

As of September 30, 2010 Community Housing Association of DuPage has completed the purchase of three single family homes in each of the following locations; Village of South Elgin, Village of North Aurora, and Unincorporated Area of Aurora Township. All three units will be used to provide affordable housing to households earning less that 50% of Area Median Income. Rehabilitation cost for all three units are being finalized and rehabilitation on all three units will begin within the next 30 days.

**Accomplishments Performance Measures**

**No Accomplishments Performance Measures found.**

## 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

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**Grantee Activity Number:** CHAD-1-R  
**Activity Title:** C.H.A.D. -- Rehabilitation

**Activity Category:**  
 Rehabilitation/reconstruction of residential structures

**Activity Status:**  
 Under Way

**Project Number:**  
 NSP-02

**Project Title:**  
 Purchase and Rehabilitation

**Projected Start Date:**  
 05/21/2010

**Projected End Date:**  
 03/01/2013

**Completed Activity Actual End Date:**

**National Objective:**  
 NSP Only - LH - 25% Set-Aside

**Responsible Organization:**  
 Community Housing Association of DuPage

Overall	Jul 1 thru Sep 30, 2010	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$262,467.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$262,467.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Obligated CDBG DR Funds</b>	\$262,467.00	\$262,467.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$0.00
Community Housing Association of DuPage	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

CHAD will rehabing foreclosed properties with in the Villages of North Aurora and South Elgin which Kane County has set as priority areas for NSP funds.

**Location Description:**

CHAD will rehabing foreclosed properties with in the Villages of North Aurora and South Elgin which Kane County has set as priority areas for NSP funds.

**Activity Progress Narrative:**

As of September 30, 2010 Community Housing Association of DuPage has completed the purchase of three single family homes in each of the following locations; Village of South Elgin, Village of North Aurora, and Unincorporated Area of Aurora Township. All three units will be used to provide affordable housing to households earning less that 50% of Area Median Income. Rehabilitation cost for all three units are being finalized and rehabilitation on all three units will begin within the next 30 days.

**Accomplishments Performance Measures**

**No Accomplishments Performance Measures found.**

## 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

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<b>Grantee Activity Number:</b>	<b>DHA-1-A</b>
<b>Activity Title:</b>	<b>DHA Management Inc. -- Acquisition</b>

**Activity Category:**

Acquisition - general

**Project Number:**

NSP-02

**Projected Start Date:**

05/10/2010

**Activity Status:**

Under Way

**Project Title:**

Purchase and Rehabilitation

**Projected End Date:**

03/01/2013

**Completed Activity Actual End Date:**

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

DHA Management, Inc.

<b>Overall</b>	<b>Jul 1 thru Sep 30, 2010</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$296,898.54
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$296,898.54
<b>Program Funds Drawdown</b>	\$133,400.00	\$267,623.54
<b>Obligated CDBG DR Funds</b>	\$162,675.00	\$296,898.54
<b>Expended CDBG DR Funds</b>	\$0.00	\$134,223.54
DHA Management, Inc.	\$0.00	\$134,223.54
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

DHA Management Inc will acquiring foreclosed properties with in theCity of St. Charles, the Village of North Aurora and Village of South Elgin which Kane County has set as priority areas for NSP funds.

**Location Description:**

DHA Management Inc will acquiring foreclosed properties with in theCity of St. Charles, the Village of North Aurora and Village of South Elgin which Kane County has set as priority areas for NSP funds.

**Activity Progress Narrative:**

As of September 30, 2010 DHA Management Inc has completed the purchase one of the two single family homes in the Village of South Elgin. Extensive rehabilitation has been required on the first unit, rehabilitation is 75% complete, this unit should be available to after December 1st, 2010 for a homebuyer at or below 120% of Area Median Income. DHA Management Inc. is working with Kane County to identify the final unit to be purchased under the NSP program.

**Accomplishments Performance Measures**

**No Accomplishments Performance Measures found.**

**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

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<b>Grantee Activity Number:</b>	<b>DHA-1-R</b>
<b>Activity Title:</b>	<b>DHA Management Inc. -- Rehab</b>

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Activity Status:**

Under Way

**Project Number:**

NSP-02

**Project Title:**

Purchase and Rehabilitation

**Projected Start Date:**

05/10/2010

**Projected End Date:**

03/01/2013

**Completed Activity Actual End Date:**

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

DHA Management, Inc.

<b>Overall</b>	<b>Jul 1 thru Sep 30, 2010</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$129,301.46
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$129,301.46
<b>Program Funds Drawdown</b>	\$68,404.67	\$68,404.67
<b>Obligated CDBG DR Funds</b>	\$26,168.00	\$129,301.46
<b>Expended CDBG DR Funds</b>	\$0.00	\$0.00
DHA Management, Inc.	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

DHA Management Inc will rehab foreclosed properties with in theCity of St. Charles, the Village of North Aurora and Village of South Elgin which Kane County has set as priority areas for NSP funds.

**Location Description:**

DHA Management Inc will rehab foreclosed properties with in theCity of St. Charles, the Village of North Aurora and Village of South Elgin which Kane County has set as priority areas for NSP funds.

**Activity Progress Narrative:**

As of September 30, 2010 DHA Management Inc has completed the purchase one of the two single family homes in the Village of South Elgin. Extensive rehabilitation has been required on the first unit, rehabilitation is 75% complete, this unit should be available to after December 1st, 2010 for a homebuyer at or below 120% of Area Median Income. DHA Management Inc. is working with Kane County to identify the final unit to be purchased under the NSP program.

**Accomplishments Performance Measures**

**No Accomplishments Performance Measures found.**

**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

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<b>Grantee Activity Number:</b>	<b>MHL-1-A</b>
<b>Activity Title:</b>	<b>Mercy Housing Lakefront -- Acquisition</b>

**Activity Category:**

Acquisition - general

**Project Number:**

NSP-02

**Projected Start Date:**

05/28/2010

**Activity Status:**

Under Way

**Project Title:**

Purchase and Rehabilitation

**Projected End Date:**

03/01/2013

**Completed Activity Actual End Date:**

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

Mercy Housing LakeFront

<b>Overall</b>	<b>Jul 1 thru Sep 30, 2010</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$574,722.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$574,722.00
<b>Program Funds Drawdown</b>	\$484,880.00	\$574,510.54
<b>Obligated CDBG DR Funds</b>	\$205,934.00	\$574,722.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$89,630.54
Mercy Housing LakeFront	\$0.00	\$89,630.54
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

Mercy Housing Lakefront will be acquiring foreclosed properties with in the City of St. Charles, the Village of North Aurora, the Village of Carpentersville, and Village of South Elgin which Kane County has set as priority areas for NSP funds.

**Location Description:**

Mercy Housing Lakefront will be acquiring foreclosed properties with in the City of St. Charles, the Village of North Aurora, the Village of Carpentersville, and Village of South Elgin which Kane County has set as priority areas for NSP funds.

**Activity Progress Narrative:**

As of September 30, 2010 Mercy Housing Lakefront and its partners have completed the purchase of eight single family homes in the Village of South Elgin and the Village of Carpentersville. All eight units will be used to provide affordable homebuyer options to households earning less that 120% of Area Median Income. Rehabilitation cost for all eight units are finalized and rehabilitation has begun on all the units.

**Accomplishments Performance Measures**

**No Accomplishments Performance Measures found.**

**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

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<b>Grantee Activity Number:</b>	<b>MHL-1-R</b>
<b>Activity Title:</b>	<b>Mercy Housing Lakefront -- Rehab</b>

**Activity Category:**  
Rehabilitation/reconstruction of residential structures

**Activity Status:**  
Under Way

**Project Number:**  
NSP-02

**Project Title:**  
Purchase and Rehabilitation

**Projected Start Date:**  
05/28/2010

**Projected End Date:**  
03/01/2013

**Completed Activity Actual End Date:**

**National Objective:**  
NSP Only - LMMI

**Responsible Organization:**  
Mercy Housing LakeFront

<b>Overall</b>	<b>Jul 1 thru Sep 30, 2010</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$673,719.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$673,719.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Obligated CDBG DR Funds</b>	\$625,844.00	\$673,719.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$0.00
Mercy Housing LakeFront	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

Mercy Housing Lakefront will be rehabing foreclosed properties with in the City of St. Charles, the Village of North Aurora, the Village of Carpentersville, and Village of South Elgin which Kane County has set as priority areas for NSP funds.

**Location Description:**

Mercy Housing Lakefront will be rehabing foreclosed properties with in the City of St. Charles, the Village of North Aurora, the Village of Carpentersville, and Village of South Elgin which Kane County has set as priority areas for NSP funds.

**Activity Progress Narrative:**

As of September 30, 2010 Mercy Housing Lakefront and its partners have completed the purchase of eight single family homes in the Village of South Elgin and the Village of Carpentersville. All eight units will be used to provide affordable homebuyer options to households earning less that 120% of Area Median Income. Rehabilitation cost for all eight units are finalized and rehabilitation has begun on all the units.

**Accomplishments Performance Measures**

**No Accomplishments Performance Measures found.**

**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

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