

Grantee: Kane County, IL

Grant: B-08-UN-17-0003

July 1, 2015 thru September 30, 2015 Performance Report



Grant Number:

B-08-UN-17-0003

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

Kane County, IL

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

Submitted - Await for Review

Grant Award Amount:

\$2,576,369.00

Grant Status:

Active

QPR Contact:

No QPR Contact Found

LOCCS Authorized Amount:

\$2,576,369.00

Estimated PI/RL Funds:

\$1,411,273.00

Total Budget:

\$3,987,642.00

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 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

\$4,583,580.43

Total Budget

\$60.00

\$3,895,811.18

Total Obligated

\$60.00

\$3,895,811.18

Total Funds Drawdown

\$80,199.69

\$3,490,700.70

Program Funds Drawdown

\$0.00

\$2,400,074.50



Program Income Drawdown	\$80,199.69	\$1,090,626.20
Program Income Received	\$198.94	\$1,336,620.63
Total Funds Expended	\$80,139.69	\$3,490,640.70
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	\$334,570.48
Limit on State Admin	\$0.00	\$334,570.48

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 September 30, 2015 Kane County had drawn and expended 132.3% 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: \$1,336,422.00

Total: \$3,912,791.00

Total amount of Neighborhood Stabilization Program funds expended/drawn:

Entitlement Funds: \$2,400,075.50
 Program Income: \$1,090,626.20

Total: \$3,490,701.70

Kane County has expended 89.2% of available NSP funds as of September 30, 2015.

Using the the definition of Expended funds as described by HUD's July 24, 2012 Policy Alert, Kane County has expended \$3,405,287.26 as of March 31, 2015.

Currently Kane County has expended/drawn \$820,478.04 or 20.9% of its Neighborhood Stabilization Program funds on households earning less that 50% of area median income.

Kane County is required to expend an additional \$196,847.00 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% area median income. Kane County is projecting that Habitat will have acquired all units by the end of 2015.



All (5) five units should be occupied by eligible homebuyers by summer of 2016. Kane County and its development partners in the Neighborhood Stabilization Program have completed the purchase of 16 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 16 single family homes purchased 13 are homeownership units and 3 rental units.

These purchases occurred in the following jurisdictions within Kane County:

- Village of Carpentersville 9 Units
- Village of South Elgin 3 Units
- Village of North Aurora 1 Unit
- City of St. Charles 1 Unit
- City of Batavia 1 Unit
- Aurora Township 1 Unit

The status of 16 units as of June 30, 2015 is listed below:

Homeownership units:

- 394 Tee Lane; Village of Carpentersville (Under Contract, closing schedule for 10/2015)
- 128 Mora Road; Village of Carpentersville (Purchased, Rehab underway)
- 2120 Tee Pee Lane; Village of Carpentersville (Purchased, Site Planning underway)
- 39 Robin Road; Village of Carpentersville (Purchased, Rehab underway)
- 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)

3 units under construction, 12 units completed; 12 of 15 units occupied

Total number of homebuyer units sold (LH25 and 51-120% AMI)

12 units sold to households earning between 51-102% AMI

1 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	\$3,596,363.00	\$2,270,174.50



NSP-06, Administration

\$0.00

\$391,279.00

\$129,900.00



Activities

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

Grantee Activity Number: DHA-1-R

Activity Title: DHA Management Inc. -- Rehab

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP-02

Projected Start Date:

05/10/2010

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Purchase and Rehabilitation

Projected End Date:

03/01/2013

Completed Activity Actual End Date:

Responsible Organization:

DHA Management, Inc.

Overall	Jul 1 thru Sep 30, 2015	To Date
Total Projected Budget from All Sources	N/A	\$315,934.73
Total Budget	\$60.00	\$315,934.73
Total Obligated	\$60.00	\$315,934.73
Total Funds Drawdown	\$60.00	\$315,934.73
Program Funds Drawdown	\$0.00	\$196,413.34
Program Income Drawdown	\$60.00	\$119,521.39
Program Income Received	\$198.94	\$337,311.73
Total Funds Expended	\$0.00	\$315,874.73
Match Contributed	\$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:



Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	2/2
#Energy Star Replacement	0	19/2
#Additional Attic/Roof Insulation	0	1/0
#High efficiency heating plants	0	2/2
#Efficient AC added/replaced	0	2/0
#Replaced thermostats	0	2/0
#Replaced hot water heaters	0	2/2
#Light Fixtures (indoors) replaced	0	69/0
#Light fixtures (outdoors)	0	7/0
#Refrigerators replaced	0	2/2
#Clothes washers replaced	0	1/0
#Dishwashers replaced	0	2/2
#Units with solar panels	0	0/0
#Low flow toilets	0	5/2
#Low flow showerheads	0	4/0
#Units with bus/rail access	0	0/0
#Units exceeding Energy Star	0	0/0
#Sites re-used	0	2/2
#Units deconstructed	0	0/0
#Units & other green	0	0/0
Activity funds eligible for DREF	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	2/2
# of Singlefamily Units	0	2/2

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	0/0	0/2	2/2	0.00
# Owner Households	0	0	0	0/0	0/2	2/2	0.00

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



Grantee Activity Number:	HFHNV0001
Activity Title:	HFH of Northern Fox Valley Acq & Rehab

Activity Category:
Rehabilitation/reconstruction of residential structures

Activity Status:
Under Way

Project Number:
NSP-02

Project Title:
Purchase and Rehabilitation

Projected Start Date:
07/01/2013

Projected End Date:
12/31/2015

Benefit Type:
Direct (HouseHold)

Completed Activity Actual End Date:

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

Responsible Organization:
Habitat for Humanity of Northern Fox Valley

Overall	Jul 1 thru Sep 30, 2015	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	\$66,449.00	\$176,386.04
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$66,449.00	\$176,386.04
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$66,449.00	\$176,386.04
Habitat for Humanity of Northern Fox Valley	\$66,449.00	\$176,386.04
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 at least 6 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. One unit has been completed, and a second unit has been acquired and demolition is complete, rehabilitation to being in May 2015.

158 Soix Avenue; Carpentersville
Unit was sold to a qualified household 07/02/2014.

39 Robin Road; Carpenetersville
Unit acquisition complete, rehab has begun.

394 Tee Lane; Carpentersville



Under Contract, closing schedule for 10/2015
 128 Mora Road; Carpentersville
 Rehab has begun.
 2120 Tee Pee Lane; Carpentersville
 Unit acquisition complete, site planning underway)

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

Activity Status:
Under Way

Project Number:
NSP-02

Project Title:
Purchase and Rehabilitation

Projected Start Date:
12/01/2013

Projected End Date:
10/31/2014

Benefit Type:
Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:
NSP Only - LMMI

Responsible Organization:
Spillane & Sons Ltd.

Overall	Jul 1 thru Sep 30, 2015	To Date
Total Projected Budget from All Sources	N/A	\$487,256.00
Total Budget	\$0.00	\$487,256.00
Total Obligated	\$0.00	\$487,256.00
Total Funds Drawdown	\$0.00	\$258,958.25
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$258,958.25
Program Income Received	\$0.00	\$153,287.82
Total Funds Expended	\$0.00	\$258,958.25
Spillane & Sons Ltd.	\$0.00	\$258,958.25
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 2 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 one unit has been completed. Spillane & Sons in the process of searching for its second unit to purchase and begin work on the second unit in the next quarter.
527 McKinley Avenue; Batavia
Unit was sold to a qualified household on 11/05/2014.



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: **Activity Status:**



Administration

Under Way

Project Number:

NSP-06

Project Title:

Administration

Projected Start Date:

03/31/2009

Projected End Date:

03/31/2013

Benefit Type:

()

Completed Activity Actual End Date:

National Objective:

N/A

Responsible Organization:

Kane County

Overall

Jul 1 thru Sep 30, 2015

To Date

Total Projected Budget from All Sources

N/A

\$377,769.25

Total Budget

\$0.00

\$377,769.25

Total Obligated

\$0.00

\$377,769.25

Total Funds Drawdown

\$13,690.69

\$334,570.48

Program Funds Drawdown

\$0.00

\$129,900.00

Program Income Drawdown

\$13,690.69

\$204,670.48

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$13,690.69

\$334,570.48

 Kane County

\$13,690.69

\$334,570.48

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.

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

