

**Grantee: Kane County, IL**

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

**October 1, 2011 thru December 31, 2011 Performance Report**

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**Grant Number:**

B-08-UN-17-0003

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

Kane County, IL

**Contract End Date:**

03/30/2013

**Review by HUD:**

Submitted - Await for Review

**Grant Amount:**

\$2,576,369.00

**Grant Status:**

Active

**QPR Contact:**

Joshua Beck

**Estimated P/RL Funds:**

\$1,226,523.00

**Total Budget:**

\$3,802,892.00

## 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****This Report Period****To Date****Total Projected Budget from All Sources**

N/A

\$3,268,573.05

**Total Budget**

\$421,470.66

\$2,997,839.66

**Total Obligated**

\$421,470.66

\$2,997,839.66

**Total Funds Drawdown**

\$129,248.35

\$2,807,421.91

**Program Funds Drawdown**

\$15,218.06

\$2,400,074.50



<b>Program Income Drawdown</b>	\$114,030.29	\$407,347.41
<b>Program Income Received</b>	\$235,788.04	\$529,105.16
<b>Total Funds Expended</b>	\$129,248.35	\$858,032.77
<b>Match Contributed</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	\$146,134.00
<b>Limit on State Admin</b>	\$0.00	\$146,134.00

## 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 December 31, 2011 Kane County had drawn and expended 109.0% 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: \$703,875.00

>

> Total: \$3,280,244.00

Total amount of Neighborhood Stabilization Program funds expended/drawn:

> Entitlement Funds: \$2,400,075.00

> Program Income: \$407,347.00

>

> Total: \$2,807,422.00

Kane County has expended 85.5% of available NSP funds as of 12/31/2011.

Currently Kane County has expended/drawn \$622,632 or 18.9% of its Neighborhood Stabilization Program funds on households earning less than 50% of area median income.

In previous quarters Kane County and its development partners in the Neighborhood Stabilization Program had completed the purchase of 13 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 13 single family homes purchased 10 are homeownership units and 3 rental units.

The purchases occurred in the following jurisdictions within Kane County:

> Village of Carpentersville 7 Units

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

Rehabilitation was completed on all 13 units during the quarter that ended September 30, 2011. As of December 31, 2011 7 of the 13 units were occupied by eligible households.

Homeownership units:

- > 50 Ash Street; Village of Carpentersville 07735018
- > 980 Berkley Street; Village of Carpentersville 07734679
- > 3 Evergreen Lane; Village of Carpentersville 07734974
- > 107 Madera Circle; Village of Carpentersville 07787297
- > 107 Del Rio Road; Village of Carpentersville 07787012
- > 1524 Plymouth Circle; Village of Carpentersville 07776860 (Sold 06/06/2011)
- > 256 East Plum Street; Village of South Elgin 07698636 (Sold 07/24/2011)
- > 1912 Moore Avenue; City of St. Charles 07929668 (Under Contract)
- > 477 West Spring Street; Village of South Elgin 07851905 (Sold 11/17/2011)
- > 1934 Cherokee Road; Village of Carpentersville 07868980 (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)
- > 10 units completed; 4 of 10 units occupied
- >Total number of homebuyer units sold (LH25 and 51-120% AMI)
- > 4 units sold to households earning between 51-120% AMI
- > 0 units 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 51-120% 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
9999, Restricted Balance	\$0.00	\$0.00	\$0.00
NSP-01, Financing Mechanisms	\$0.00	\$0.00	\$0.00
NSP-02, Purchase and Rehabilitation	\$1,218.06	\$3,422,602.80	\$2,270,174.50
NSP-04, Demolition	\$0.00	\$0.00	\$0.00
NSP-05, Redevelopment	\$0.00	\$0.00	\$0.00
NSP-06, Administration	\$14,000.00	\$380,289.20	\$129,900.00



## Activities

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

**Activity Category:**

Administration

**Project Number:**

NSP-06

**Projected Start Date:**

03/31/2009

**Benefit Type:**

N/A

**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

<b>Overall</b>	<b>Oct 1 thru Dec 31, 2011</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$270,733.39
<b>Total Budget</b>	\$0.00	\$270,733.39
<b>Total Obligated</b>	\$0.00	\$270,733.39
<b>Total Funds Drawdown</b>	\$14,000.00	\$146,134.00
<b>Program Funds Drawdown</b>	\$14,000.00	\$129,900.00
<b>Program Income Drawdown</b>	\$0.00	\$16,234.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$14,000.00	\$85,634.00
Kane County	\$14,000.00	\$85,634.00
<b>Match Contributed</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:**

Administration of NSP funded activities continues. Focus has shifted from identification and acquisition of foreclosed properties to rehabilitation activities and identification of eligible homeowners.

**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
Neighborhood Stabilization Program	\$270,733.39
Total Other Funding Sources	\$270,733.39

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

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

NSP-02

**Projected Start Date:**

05/21/2010

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

Purchase and Rehabilitation

**Projected End Date:**

03/01/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

Community Housing Association of DuPage

**Overall**

	<b>Oct 1 thru Dec 31, 2011</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$264,747.00
<b>Total Budget</b>	\$0.00	\$264,747.00
<b>Total Obligated</b>	\$0.00	\$264,747.00
<b>Total Funds Drawdown</b>	\$1,218.06	\$244,504.57
<b>Program Funds Drawdown</b>	\$1,218.06	\$244,504.57
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$1,218.06	\$161,703.16
Community Housing Association of DuPage	\$1,218.06	\$161,703.16
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

CHAD will rehabing foreclosed properties with in the Areas of greatest need as established by Kane County's Substantial Amendment.

**Location Description:**

CHAD will rehabing foreclosed properties with in the Areas of greatest need as established by Kane County's Substantial Amendment.

**Activity Progress Narrative:**

As of December 31, 2011 the status of rehabilitation for the 3 properties that C.H.A.D. will rent to households at or below 50% of Area Median Income, is as follows:

>276 Harvard Circle; South Elgin

> Rehab is complete. Unit was occupied by 5 person household whose household income was between 31% and 50% of Area Median Income.

>399 Kendall Street; Aurora Township

> Rehab is complete.

> Unit was occupied by 5 person household whose household income was between 31% and 50% of Area Median Income

>214 West Arrowhead Street; North Aurora

> Rehab is complete.

> Unit was occupied by 6 person household whose household income was between 31% and 50% of Area Median Income.



## Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	1	3/3
#Energy Star Replacement Windows	40	42/3
#Additional Attic/Roof Insulation	1	3/3
#High efficiency heating plants	1	3/3
#Efficient AC added/replaced	3	3/3
#Replaced thermostats	1	3/3
#Replaced hot water heaters	1	3/3
#Light Fixtures (indoors) replaced	15	17/0
#Light fixtures (outdoors) replaced	0	2/0
#Refrigerators replaced	1	3/3
#Clothes washers replaced	0	2/0
#Dishwashers replaced	1	3/3
#Units with solar panels	0	0/0
#Low flow toilets	5	5/3
#Low flow showerheads	4	4/3
#Units with bus/rail access	2	2/0
#Units exceeding Energy Star	0	0/0
#Sites re-used	3	3/3
#Units deconstructed	0	0/0
#Units & other green	0	0/0
Activity funds eligible for DREF (Ike	0	0/0
# ELI Households (0-30% AMI)	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	1	3/3
# of Singlefamily Units	1	3/3

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	1	0	1	3/3	0/0	3/3	100.00
# Renter Households	1	0	1	3/3	0/0	3/3	100.00

## Activity Locations

Address	City	County	State	Zip	Status / Accept
399 S Kendall St	Aurora		Illinois	60505-5031	Match / Y
276 W Harvard Cir	South Elgin		Illinois	60177-2732	Match / Y
214 W Arrowhead St	North Aurora		Illinois	60542-1333	Match / Y





## 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

**Project Number:**

NSP-02

**Projected Start Date:**

05/10/2010

**Benefit Type:**

Direct Benefit (Households)

**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.

<b>Overall</b>	<b>Oct 1 thru Dec 31, 2011</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$320,000.00
<b>Total Budget</b>	\$123,526.66	\$320,000.00
<b>Total Obligated</b>	\$123,526.66	\$320,000.00
<b>Total Funds Drawdown</b>	\$42,257.93	\$315,874.73
<b>Program Funds Drawdown</b>	\$0.00	\$196,413.34
<b>Program Income Drawdown</b>	\$42,257.93	\$119,461.39
<b>Program Income Received</b>	\$0.00	\$162,343.20
<b>Total Funds Expended</b>	\$42,257.93	\$236,553.52
DHA Management, Inc.	\$42,257.93	\$236,553.52
<b>Match Contributed</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 December 31, 2011 the status of rehabilitation for the 2 properties that DHA Management Inc. will sell to households at or below 120% of Area Median Income, is as follows:

256 East Plum Street; South Elgin

- > Rehabilitation is complete.
- > Unit was sold to a qualified household on July 24, 2011.

>1912 Moore Avenue; St Charles

- > Rehabilitation is complete.
- > Unit is Under Contract and Scheduled for closing on January 10, 2012.

**Accomplishments Performance Measures**

**This Report Period  
Total**

**Cumulative Actual Total / Expected  
Total**



# of Properties	0	2/2
#Energy Star Replacement Windows	18	19/2
#Additional Attic/Roof Insulation	0	1/0
#High efficiency heating plants	1	2/2
#Efficient AC added/replaced	1	2/0
#Replaced thermostats	1	2/0
#Replaced hot water heaters	1	2/2
#Light Fixtures (indoors) replaced	68	69/0
#Light fixtures (outdoors) replaced	6	7/0
#Refrigerators replaced	1	2/2
#Clothes washers replaced	0	1/0
#Dishwashers replaced	1	2/2
#Units with solar panels	0	0/0
#Low flow toilets	5	5/2
#Low flow showerheads	4	4/0
#Units with bus/rail access	0	0/0
#Units exceeding Energy Star	0	0/0
#Sites re-used	2	2/2
#Units deconstructed	0	0/0
#Units & other green	0	0/0
Activity funds eligible for DREF (Ike	0	0/0

	This Report Period Total	Cumulative Actual Total / Expected 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	1/2	0.00
# Owner Households	0	0	0	0/0	0/2	1/2	0.00

## Activity Locations

Address	City	County	State	Zip	Status / Accept
256 E Plum St	South Elgin		Illinois	60177-2036	Match / Y

## Other Funding Sources Budgeted - Detail

### No Other Match Funding Sources Found

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



<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

**Project Number:**

NSP-02

**Projected Start Date:**

05/28/2010

**Benefit Type:**

Direct Benefit (Households)

**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:**

Mercy Housing LakeFront

Overall	Oct 1 thru Dec 31, 2011	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$905,000.00
<b>Total Budget</b>	\$297,944.00	\$905,000.00
<b>Total Obligated</b>	\$297,944.00	\$905,000.00
<b>Total Funds Drawdown</b>	\$71,772.36	\$863,549.34
<b>Program Funds Drawdown</b>	\$0.00	\$591,897.32
<b>Program Income Drawdown</b>	\$71,772.36	\$271,652.02
<b>Program Income Received</b>	\$235,788.04	\$366,761.96
<b>Total Funds Expended</b>	\$71,772.36	\$134,407.82
Mercy Housing LakeFront	\$71,772.36	\$134,407.82
<b>Match Contributed</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 December 31, 2011 the rehabilitation of the 8 properties that Mercy Housing Lakefront will sell to households at or below 120% of Area Median Income, are as follows:

- 477 West Spring Street; South Elgin
  - > Rehabilitation is complete.
  - > Unit was sold to a qualified household on 12/23/2011
- >50 Ash Street; Carpentersville
  - > Rehabilitation is complete.
  - > Unit has been listed on Multiple Listing Service. 07735018
- >980 Berkley Street; Carpentersville
  - > Rehabilitation is complete.
  - > Unit has been listed on Multiple Listing Service. 07734679
- >3 Evergreen Lane ; Carpentersville
  - > Rehabilitation is complete.
  - > Unit has been listed on Multiple Listing Service. 07734974
- >1524 Plymouth Circle; Carpentersville



- > Rehabilitation is complete.
- > Unit was sold to a qualified household on 06/06/2011
- >107 Madera Circle; Carpentersville
- > Rehabilitation is complete.
- > Unit has been listed on Multiple Listing Service. 07787297
- >107 Del Rio Road; Carpentersville
- > Rehabilitation is complete.
- > Unit has been listed on Multiple Listing Service. 07787012
- >1934 Cherokee Road; Carpentersville
- > Rehabilitation is complete.
- > Unit was sold to a qualified household on 11/17/2011

## Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
		Total		Total
# of Properties		0		3/8
#Energy Star Replacement Windows		44		45/0
#Additional Attic/Roof Insulation		7		8/0
#High efficiency heating plants		7		8/8
#Efficient AC added/replaced		7		8/0
#Replaced thermostats		7		8/0
#Replaced hot water heaters		7		8/8
#Light Fixtures (indoors) replaced		41		42/0
#Light fixtures (outdoors) replaced		21		22/0
#Refrigerators replaced		8		9/8
#Clothes washers replaced		7		8/0
#Dishwashers replaced		8		9/8
#Units with solar panels		0		0/0
#Low flow toilets		11		11/0
#Low flow showerheads		9		9/0
#Units with bus/rail access		0		0/0
#Units exceeding Energy Star		0		0/0
#Sites re-used		8		8/8
#Units deconstructed		0		0/0
#Units & other green		0		0/0
Activity funds eligible for DREF (Ike		0		0/0

	This Report Period		Cumulative Actual Total / Expected	
		Total		Total
# of Housing Units		0		3/8
# of Singlefamily Units		0		3/8

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	1	1	0/0	2/8	2/8	100.00
# Owner Households	0	1	1	0/0	2/8	2/8	100.00



## Activity Locations

Address	City	County	State	Zip	Status / Accept
477 W Spring St	South Elgin		Illinois	60177-1560	Match / Y
1934 Cherokee Rd	Carpentersville		Illinois	60110-1257	Match / Y
980 Berkley St	Carpentersville		Illinois	60110-1573	Match / Y
107 Madera Cir	Carpentersville		Illinois	60110-1110	Match / Y
107 Del Rio Rd	Carpentersville		Illinois	60110-1107	Match / Y
3 Evergreen Ln	Carpentersville		Illinois	60110-1617	Match / Y
1524 Plymouth Cir	Carpentersville		Illinois	60110-2408	Match / Y
50 Ash St	Carpentersville		Illinois	60110-1664	Match / Y

## 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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