

**Grantee: Kane County, IL**

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

**October 1, 2013 thru December 31, 2013 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:****Review by HUD:**

Submitted - Await for Review

**LOCCS Authorized 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**

\$0.00

\$2,997,839.66

**Total Obligated**

\$0.00

\$2,997,839.66

**Total Funds Drawdown**

\$0.00

\$2,981,433.29

**Program Funds Drawdown**

\$0.00

\$2,400,074.50



Program Income Drawdown	\$0.00	\$581,358.79
Program Income Received	\$0.00	\$1,183,133.87
Total Funds Expended	\$0.00	\$2,982,248.38
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	\$260,707.36
Limit on State Admin	\$0.00	\$260,707.36

## Progress Toward Activity Type Targets

## Progress Toward National Objective Targets

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

## Overall Progress Narrative:

As of December 31, 2013 Kane County had drawn and expended 115.7% 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: \$1,183,134.00
- >

> Total: \$3,759,503.00

Total amount of Neighborhood Stabilization Program funds expended/drawn:

- > Entitlement Funds: \$2,400,075.50
- > Program Income: \$ 581,358.79
- >

> Total: \$2,981,434.29

Kane County has expended 79.2% of available NSP funds as of September 30, 2013.

Using the the definition of Expended funds as described by HUD's July 24, 2012 Policy Alert, Kane County has expended \$2,981,433.29 as of December 31, 2013.

Currently Kane County has expended/drawn \$644,092.00 or 17.1% of its Neighborhood Stabilization Program funds on households earning less than 50% of area median income.

>Kane County is required to allocate an additional \$295,784.00 to meet the 25% set aside requirement as stated in the Housing and Economic Recovery Act. Kane County is currently in the process on allocating

>\$310,000.00 in NSP funds to Habitat for Humanity of the Northern Fox Valley to assist 6-7 households that have income at or below 50% area median income. The funding agreement for this project

>has been executed and the process of searching for appropriate units has begun.



In addition to executing an agreement for expenditure of its 50% set aside funds Kane County has executed a funding agreement with a local business to purchase, rehabilitate, and sell one additional single family home to households up to 120%

>of area median income. This unit has been identified and a offer has been submitted. Closing on this property should be completed in January/February 2014.

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 countys 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.

These purchase 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 March 31, 2013 13 of the 13 units were occupied by eligible households.

Homeownership units:

> 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)

> 10 units completed; 10 of 10 units occupied

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

> 8 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
9999, Restricted Balance	\$0.00	\$0.00	\$0.00
NSP-01, Financing Mechanisms	\$0.00	\$0.00	\$0.00



NSP-02, Purchase and Rehabilitation	\$0.00	\$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	\$0.00	\$380,289.20	\$129,900.00



