

Oct 1, 2015 thru Dec 31, 2015 Performance Report

Grant Number: B-08-UN-17-0003	Obligation Date:
Grantee Name: Kane County, IL	Award Date:
Grant Award Amount: \$2,576,369.00	Contract End Date:
LOCCS Authorized Amount: \$2,576,369.00	Reviewed By HUD: Original - In Progress
Estimated PI/RL Funds: \$1,411,273.00	
Total Budget: \$3,987,642.00	
Grant Status: Active	
QPR Contact: No QPR Contact Found	

Disasters:
Declaration Number

NSP

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 foreclosedupon 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	4,583,580.43
Total Budget	0	3,895,811.18
Total Obligated	\$0.00	\$3,895,811.18
Total Funds Drawdown	\$174,046.53	\$3,664,747.23
Program Funds Drawdown	\$0.00	\$2,400,074.50
Program Income Drawdown	\$174,046.53	\$1,264,672.73
Program Income Received	\$0.00	\$1,336,620.63
Total Funds Expended	\$169,100.00	\$3,659,740.70
Match Contributed	\$0.00	\$0.00

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected):		0%
Overall Benefit Percentage (Actual):		0%
Minimum Non-Federal Match	0	0
Limit on Public Services	386,455.35	0
Limit on Admin/Planning	257,636.9	339,517.01
Limit on State Admin	0	339,517.01

Progress Toward Activity Type Targets

Activity Type	Target	Actual
---------------	--------	--------

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	644,092.25	954,092

Overall Progress Narrative:

As of December 31, 2015 Kane County had drawn and expended 142.0% 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: \$1,336,620.63

Total: \$3,912,989.63

Total amount of Neighborhood Stabilization Program funds expended/drawn:

Entitlement Funds: \$2,400,075.50
 Program Income: \$1,264,672.73

Total: \$3,664,748.23

Kane County has expended 94% of all available NSP funds as of December 31, 2015.

Using the the definition of Expended funds as described by HUD's July 24, 2012 Policy Alert, Kane County has expended \$3,664,748.23 as of December 31, 2015.

Currently Kane County has expended/drawn \$905,578.04 or 20.9% of its Neighborhood Stabilization Program funds on households earning less than 50% of area median income.

Kane County is required to expend an additional \$111,747.00 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. Habitat for Humanity has acquired all units as of December 31, 2015.

All (5) five units are projected to be complete and occupied by eligible homebuyers by Fall of 2016.

Kane County and its development partners in the Neighborhood Stabilization Program have completed the purchase of 20 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 20 single family homes purchased 17 are homeownership units and 3 rental units.

These purchase 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 2 Unit
- Aurora Township 1 Unit

The status of 20 units as of December 31, 2015 is listed below:

Homeownership units:

124 South River Street; Batavia (Purchased, Rehab Underway)
 394 Tee Lane; Village of Carpentersville (Purchased, Site Planning Underway)
 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
9999, Restricted Balance	0	0	0
NSP-01, Financing Mechanisms	0	0	0
NSP-02, Purchase and Rehabilitation	0	3,596,363	2,270,174.5
NSP-04, Demolition	0	0	0
NSP-05, Redevelopment	0	0	0
NSP-06, Administration	0	391,279	129,900

Project/Activity Index:

Project #	Project Title	Grantee Activity #	Activity Title
NSP-02	Purchase and Rehabilitation	CHAD-1-A	C.H.A.D. Acquisition
NSP-02	Purchase and Rehabilitation	CHAD-1-R	C.H.A.D. -- Rehabilitation
NSP-02	Purchase and Rehabilitation	DHA-1-A	DHA Management Inc. -- Acquisition
NSP-02	Purchase and Rehabilitation	DHA-1-R	DHA Management Inc. -- Rehab
NSP-02	Purchase and Rehabilitation	HFHNV0001	HFH of Northern Fox Valley Acq & Rehab
NSP-02	Purchase and Rehabilitation	MHL-1-A	Mercy Housing Lakefront -- Acquisition
NSP-02	Purchase and Rehabilitation	MHL-1-R	Mercy Housing Lakefront -- Rehab
NSP-02	Purchase and Rehabilitation	SSL0001	Spillane & Sons Ltd. Acq. & Rehab
NSP-06	Administration	Administration	County Administration

Activities

Project # / 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

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

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

Completed Activity Actual End Date:

Responsible Organization:
 Habitat for Humanity of Northern Fox Valley

Benefit Type:
 Direct Benefit (Households)

Overall

	Oct 1 thru Dec 31, 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	\$85,100.00	\$261,486.04
Program Funds Drawdown:	\$0.00	\$0.00
Program Income Drawdown:	\$85,100.00	\$261,486.04
Program Income Received:	\$0.00	\$0.00
Total Funds Expended:	\$85,100.00	\$261,486.04
Habitat for Humanity of Northern Fox Valley	\$85,100.00	\$261,486.04
Match Contributed:	\$0.00	\$0.00

Accomplishments Performance Measures

This Report Period

Cumulative Actual Total / Expected

	Total	Total
# of Properties	0	1/6
#Energy Star Replacement Windows	0	0/42
#Additional Attic/Roof Insulation	0	0/6
#High efficiency heating plants	0	0/6
#Efficient AC added/replaced	0	0/6
#Replaced thermostats	0	0/6
#Replaced hot water heaters	0	0/6
#Light Fixtures (indoors) replaced	0	0/50
#Light fixtures (outdoors) replaced	0	0/12
#Refrigerators replaced	0	0/6
#Clothes washers replaced	0	0/6
#Dishwashers replaced	0	0/6
#Units with solar panels	0	0/0
#Low flow toilets	0	0/18
#Low flow showerheads	0	0/18
#Units with bus/rail access	0	0/0
#Units exceeding Energy Star	0	0/0
#Sites re-used	0	0/6
#Units deconstructed	0	0/0
#Units & other green	0	0/0
Activity funds eligible for DREF (Ike Only)	0	0/0
# ELI Households (0-30% AMI)	0	0/0
# of Substantially Rehabilitated Units	0	0/6
# of Elevated Structures	0	0/0

	This Report Period Total	Cumulative Actual Total / Expected 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

Cumulative Race Total

	This Report Period						Cumulative Actual Total					
	Owner		Renter		Total Households		Owner		Renter		Total Households	
	Total	Hispanic/Latino	Total	Hispanic/Latino	Total	Hispanic/Latino	Total	Hispanic/Latino	Total	Hispanic/Latino	Total	Hispanic/Latino
Direct Benefit (Households)												
White	0	0	0	0	0	0	1	0	0	0	1	0
Households Female	0		0		0		0		0		0	

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.

One unit has been completed, the other 4 units are different phases of rehabilitation .

- 158 Soix Avenue; Carpentersville
Unit was sold to a qualified household 07/02/2014.
- 39 Robin Road; Carpentersville
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)

Activity Location:

Address	City	State	Zip	Status / Accept Visible on PDF?
---------	------	-------	-----	---------------------------------

No Activity Locations Found

Other Funding Sources Budgeted - Detail

Match Sources

No Other Match Funding Sources Found

Subtotal Match Sources

Amount

0

Other Funding Sources

Neighborhood Stabilization Program

Total Other Funding Sources

Amount

310,000

310,000

Activity Supporting Documents:

Activity Supporting Documents:

None

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

National Objective:

NSP Only - LMMI

Completed Activity Actual End Date:

Responsible Organization:

Spillane & Sons Ltd.

Benefit Type:

Direct Benefit (Households)

Overall

Total Projected Budget from All Sources:

Oct 1 thru Dec 31, 2015

To Date

Total Budget:

N/A

\$487,256.00

Total Obligated:

\$0.00

\$487,256.00

Total Funds Drawdown

\$84,000.00

\$342,958.25

Program Funds Drawdown:

\$0.00

\$0.00

Program Income Drawdown:

\$84,000.00

\$342,958.25

Program Income Received:

\$0.00

\$153,287.82

Total Funds Expended:

\$84,000.00

\$342,958.25

Spillane & Sons Ltd.

\$84,000.00

\$342,958.25

Match Contributed:

\$0.00

\$0.00

Accomplishments Performance Measures

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Properties	0	1/1
#Energy Star Replacement Windows	0	1/1
#Additional Attic/Roof Insulation	0	1/1
#High efficiency heating plants	0	0/0
#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) replaced	0	3/4
#Refrigerators replaced	0	1/1
#Clothes washers replaced	0	0/0
#Dishwashers replaced	0	1/1
#Units with solar panels	0	0/0
#Low flow toilets	0	1/1

#Low flow showerheads	0	1/1
#Units with bus/rail access	0	0/0
#Units exceeding Energy Star	0	0/0
#Sites re-used	0	0/1
#Units deconstructed	0	0/0
#Units & other green	0	0/0
Activity funds eligible for DREF (Ike Only)	0	0/0
# ELI Households (0-30% AMI)	0	0/0
# of Substantially Rehabilitated Units	0	1/1
# of Elevated Structures	0	0/0

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

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	0/0	0/1	0
# Owner Households	0	0	0	0/0	0/0	0/1	0

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 has acquired its second unit and rehabilitation has begun. Rehab should be complete in April 2016.

527 McKinley Avenue; Batavia
 Unit was sold to a qualified household on 11/05/2014.
 124 South River Street; Batavia
 Unit acquisition complete, rehab has begun.

Activity Location:

Address	City	State	Zip	Status / Accept Visible on PDF?
No Activity Locations Found				

Other Funding Sources Budgeted - Detail

Match Sources	Amount
No Other Match Funding Sources Found	

Other Funding Sources

Other Funding Sources	Amount
No Other Funding Sources Found	

Activity Supporting Documents:

Activity Supporting Documents:
 None

Project # / Project Title: NSP-06 / Administration

Grantee Activity Number:
 Administration

Activity Title:
 County Administration

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

National Objective:

N/A

Completed Activity Actual End Date:

Responsible Organization:

Kane County

Benefit Type:

N/A

Overall

	Oct 1 thru Dec 31, 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	\$4,946.53	\$339,517.01
Program Funds Drawdown:	\$0.00	\$129,900.00
Program Income Drawdown:	\$4,946.53	\$209,617.01
Program Income Received:	\$0.00	\$0.00
Total Funds Expended:	\$0.00	\$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:

Activity Location:

Address	City	State	Zip	Status / Accept Visible on PDF?
----------------	-------------	--------------	------------	--

No Activity Locations Found

Other Funding Sources Budgeted - Detail

Match Sources	Amount
No Other Match Funding Sources Found	
Subtotal Match Sources	0

Other Funding Sources

	Amount
Neighborhood Stabilization Program	377,769.25
Total Other Funding Sources	377,769.25

Activity Supporting Documents:

Activity Supporting Documents:

None

Review Checklist History

Status	Date	Action
---------------	-------------	---------------