

## Apr 1, 2012 thru Jun 30, 2012 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:**  
03/30/2013

**Estimated PI/RL Funds:**  
\$1,226,523.00

**Reviewed By HUD:**  
Original - In Progress

**Total Budget:**  
\$3,802,892.00

**Grant Status:**  
Active

**QPR Contact:**  
Joshua Beck

### 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 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	2,997,839.66
Total Obligated	\$0.00	\$2,997,839.66
Total Funds Drawdown	\$67,497.91	\$2,874,919.82
Program Funds Drawdown	\$0.00	\$2,400,074.50
Program Income Drawdown	\$67,497.91	\$474,845.32
Program Income Received	\$0.00	\$703,874.75
Total Funds Expended	\$67,497.91	\$925,530.68
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	183,270.25
Limit on State Admin	0	183,270.25

**Progress Toward Activity Type Targets**

Activity Type	Target	Actual
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**Progress Toward National Objective Targets**

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

**Overall Progress Narrative:**

As of June 30, 2012 Kane County had drawn and expended 111.9% 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: \$482,925.00

Total: \$2,882,999.06

Kane County has expended 87.80% of available NSP funds as of June 30, 2012

Using the the definition of Expended funds as described by HUD's July 24, 2012 Policy Alert, Kane County has expended \$2,882,999.06 as of June 30, 2012.

Currently Kane County has expended/drawn \$643,210.72 or 19.6% 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.

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 June 30, 2012 8 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 (Under Contract)  
3 Evergreen Lane; Village of Carpentersville 07734974  
107 Madera Circle; Village of Carpentersville 07787297 (Under Contract)  
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 (Sold 01/10/2012)  
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; 5 of 10 units occupied

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

4 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	3,422,602.8	2,270,174.5
NSP-04, Demolition	0	0	0
NSP-05, Redevelopment	0	0	0
NSP-06, Administration	0	380,289.2	129,900

### Project/Activity Index:

Project #	Project Title	Grantee Activity #	Activity Title
NSP-02	Purchase and Rehabilitation	<a href="#">CHAD-1-A</a>	<a href="#">C.H.A.D. Acquisition</a>
NSP-02	Purchase and Rehabilitation	<a href="#">CHAD-1-R</a>	<a href="#">C.H.A.D. -- Rehabilitation</a>
NSP-02	Purchase and Rehabilitation	<a href="#">DHA-1-A</a>	<a href="#">DHA Management Inc. -- Acquisition</a>
NSP-02	Purchase and Rehabilitation	<a href="#">DHA-1-R</a>	<a href="#">DHA Management Inc. -- Rehab</a>
NSP-02	Purchase and Rehabilitation	<a href="#">MHL-1-A</a>	<a href="#">Mercy Housing Lakefront -- Acquisition</a>
NSP-02	Purchase and Rehabilitation	<a href="#">MHL-1-R</a>	<a href="#">Mercy Housing Lakefront -- Rehab</a>
NSP-06	Administration	<a href="#">Administration</a>	<a href="#">County Administration</a>

## Activities

**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	Apr 1 thru Jun 30, 2012	To Date
<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>	\$37,136.25	\$183,270.25
Program Funds Drawdown:	\$0.00	\$129,900.00
Program Income Drawdown:	\$37,136.25	\$53,370.25
<b>Program Income Received:</b>	\$0.00	\$0.00
<b>Total Funds Expended:</b>	\$37,136.25	\$122,770.25
Kane County	\$37,136.25	\$122,770.25
<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.

**Activity Location:**

Address	City	State	Zip	Status / Accept
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	270,733.39
<b>Total Other Funding Sources</b>	<b>270,733.39</b>

**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

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

**Completed Activity Actual End Date:**

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

**Benefit Type:**  
Direct Benefit (Households)

Overall	Apr 1 thru Jun 30, 2012	To Date
<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>	\$17,600.00	\$262,104.57
Program Funds Drawdown:	\$0.00	\$244,504.57
Program Income Drawdown:	\$17,600.00	\$17,600.00
<b>Program Income Received:</b>	\$0.00	\$0.00
<b>Total Funds Expended:</b>	\$17,600.00	\$179,303.16
Community Housing Association of DuPage	\$17,600.00	\$179,303.16
<b>Match Contributed:</b>	\$0.00	\$0.00

**Accomplishments Performance Measures**

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Properties	0	3/3
#Energy Star Replacement Windows	0	42/3
#Additional Attic/Roof Insulation	0	3/3
#High efficiency heating plants	0	3/3
#Efficient AC added/replaced	0	3/3
#Replaced thermostats	0	3/3
#Replaced hot water heaters	0	3/3
#Light Fixtures (indoors) replaced	0	17/0
#Light fixtures (outdoors) replaced	0	2/0
#Refrigerators replaced	0	3/3
#Clothes washers replaced	0	2/0
#Dishwashers replaced	0	3/3
#Units with solar panels	0	0/0
#Low flow toilets	0	5/3
#Low flow showerheads	0	4/3
#Units with bus/rail access	0	2/0
#Units exceeding Energy Star	0	0/0
#Sites re-used	0	3/3

#Units deconstructed	0	0/0
#Units $\hat{c}$ other green	0	0/0
Activity funds eligible for DREF (Ike Only)	0	0/0
# ELI Households (0-30% AMI)	0	0/0

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

**Beneficiaries Performance Measures**

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	3/3	0/0	3/3	100
# Renter Households	0	0	0	3/3	0/0	3/3	100

**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	0	2	2	2	2	2
Black/African American	0	0	0	0	0	0	0	1	0	1	0	0
Households Female	0		0		0		0		1		1	

**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 June 30, 2012 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.

**Activity Location:**

Address	City	State	Zip	Status / Accept
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No Activity Locations Found

**Other Funding Sources Budgeted - Detail**

Match Sources	Amount
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No Other Match Funding Sources Found

**Other Funding Sources**

Amount

No Other Funding Sources Found

**Grantee Activity Number:**  
DHA-1-R

**Activity Title:**  
DHA Management Inc. -- Rehab

**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

**National Objective:**  
NSP Only - LMMI

**Completed Activity Actual End Date:**

**Responsible Organization:**  
DHA Management, Inc.

**Benefit Type:**  
Direct Benefit (Households)

Overall	Apr 1 thru Jun 30, 2012	To Date
<b>Total Projected Budget from All Sources:</b>	N/A	\$320,000.00
<b>Total Budget:</b>	\$0.00	\$320,000.00
<b>Total Obligated:</b>	\$0.00	\$320,000.00
<b>Total Funds Drawdown</b>	\$0.00	\$315,874.73
Program Funds Drawdown:	\$0.00	\$196,413.34
Program Income Drawdown:	\$0.00	\$119,461.39
<b>Program Income Received:</b>	\$0.00	\$337,112.79
<b>Total Funds Expended:</b>	\$0.00	\$236,553.52
DHA Management, Inc.	\$0.00	\$236,553.52
<b>Match Contributed:</b>	\$0.00	\$0.00

**Accomplishments Performance Measures**

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Properties	0	2/2
#Energy Star Replacement Windows	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) replaced	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 (Ike Only)	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	2/2	0
# Owner Households	0	0	0	0/0	0/2	2/2	0

**Cumulative Race Total**

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

White	0	0	0	0	0	0	1	0	0	0	1	0
Black/African American	0	0	0	0	0	0	1	0	0	0	1	0
Households Female	0		0				0		0		0	

**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 June 30, 2012 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 was sold to a qualified household on January 10, 2012.

**Activity Location:**

Address	City	State	Zip	Status / Accept
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	

**Grantee Activity Number:**

MHL-1-R

**Activity Title:**

Mercy Housing Lakefront -- Rehab

**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

**National Objective:**

NSP Only - LMMI

**Completed Activity Actual End Date:**

**Responsible Organization:**

Mercy Housing LakeFront

**Benefit Type:**

Direct Benefit (Households)

Overall	Apr 1 thru Jun 30, 2012	To Date
<b>Total Projected Budget from All Sources:</b>	N/A	\$905,000.00
<b>Total Budget:</b>	\$0.00	\$905,000.00
<b>Total Obligated:</b>	\$0.00	\$905,000.00
<b>Total Funds Drawdown</b>	\$12,761.66	\$876,311.00
Program Funds Drawdown:	\$0.00	\$591,897.32
Program Income Drawdown:	\$12,761.66	\$284,413.68
<b>Program Income Received:</b>	\$0.00	\$366,761.96
<b>Total Funds Expended:</b>	\$12,761.66	\$147,169.48
Mercy Housing LakeFront	\$12,761.66	\$147,169.48

Match Contributed:

\$0.00

\$0.00

**Accomplishments Performance Measures**

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

	This Report Period Total	Cumulative Actual Total / Expected 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	0	0	0/0	2/8	2/8 100
# Owner Households	0	0	0	0/0	2/8	2/8 100

**Cumulative Race Total**

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

**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 June 30, 2012 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  
 Unit has a Executed Sales Contract.  
 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  
 Unit has a Executed Sales Contract.  
 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

**Activity Location:**

Address	City	State	Zip	Status / Accept
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No Activity Locations Found

**Other Funding Sources Budgeted - Detail**

Match Sources	Amount
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No Other Match Funding Sources Found

**Other Funding Sources**

Amount

No Other Funding Sources Found