

**Grantee: Kane County, IL**

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

**January 1, 2015 thru March 31, 2015 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:**

Reviewed and Approved

**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**

\$4,583,520.43

**Total Budget**

\$0.00

\$3,895,751.18

**Total Obligated**

\$1,819.25

\$3,895,751.18

**Total Funds Drawdown**

\$3,126.25

\$3,405,287.26

**Program Funds Drawdown**

\$0.00

\$2,400,074.50



|                                |            |                |
|--------------------------------|------------|----------------|
| <b>Program Income Drawdown</b> | \$3,126.25 | \$1,005,212.76 |
| <b>Program Income Received</b> | \$0.00     | \$1,336,421.69 |
| <b>Total Funds Expended</b>    | \$3,126.25 | \$3,405,287.26 |
| <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    | \$315,666.04   |
| <b>Limit on State Admin</b>                   | \$0.00          | \$315,666.04   |

## 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  | \$954,092.00  |

## Overall Progress Narrative:

As of March 31, 2015 Kane County had drawn and expended 132.1% 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: \$1,005,212.76

Total: \$3,405,287.26

Kane County has expended 87.0% of available NSP funds as of March 31, 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 \$754,029.00 or 19.2% of its Neighborhood Stabilization Program funds on households earning less that 50% of area median income.



Kane County is required to expend an additional \$278,948.00 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 6 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 6 six 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 December 31, 2014 is listed below:

Homeownership units:

39 Robin Road; Village of Carpentersville (Purchased, 10/20/2014 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)

1 unit under construction, 12 units completed; 12 of 13 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                 | \$3,517,981.93         | \$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:** HFHNV0001

**Activity Title:** HFH of Northern Fox Valley Acq & Rehab

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

NSP-02

**Projected Start Date:**

07/01/2013

**Benefit Type:**

Direct ( Household )

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

Purchase and Rehabilitation

**Projected End Date:**

12/31/2015

**Completed Activity Actual End Date:**

**Responsible Organization:**

Habitat for Humanity of Northern Fox Valley

| Overall  | Jan 1 thru Mar 31, 2015 | To Date      |
|--|-------------------------|--------------|
| <b>Total Projected Budget from All Sources</b> | N/A                     | \$310,000.00 |
| <b>Total Budget</b>                            | \$0.00                  | \$310,000.00 |
| <b>Total Obligated</b>                         | \$0.00                  | \$310,000.00 |
| <b>Total Funds Drawdown</b>                    | \$0.00                  | \$109,937.04 |
| <b>Program Funds Drawdown</b>                  | \$0.00                  | \$0.00       |
| <b>Program Income Drawdown</b>                 | \$0.00                  | \$109,937.04 |
| <b>Program Income Received</b>                 | \$0.00                  | \$0.00       |
| <b>Total Funds Expended</b>                    | \$0.00                  | \$109,937.04 |
| Habitat for Humanity of Northern Fox Valley    | \$0.00                  | \$109,937.04 |
| <b>Match Contributed</b>                       | \$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.

## 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

**Project Number:**

NSP-02

**Projected Start Date:**

12/01/2013

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Purchase and Rehabilitation

**Projected End Date:**

10/31/2014

**Completed Activity Actual End Date:**

**Responsible Organization:**

Spillane & Sons Ltd.

| <b>Overall</b>                                 | <b>Jan 1 thru Mar 31, 2015</b> | <b>To Date</b> |
|--|--------------------------------|----------------|
| <b>Total Projected Budget from All Sources</b> | N/A                            | \$487,256.00   |
| <b>Total Budget</b>                            | \$0.00                         | \$487,256.00   |
| <b>Total Obligated</b>                         | \$0.00                         | \$487,256.00   |
| <b>Total Funds Drawdown</b>                    | \$3,126.25                     | \$258,958.25   |
| <b>Program Funds Drawdown</b>                  | \$0.00                         | \$0.00         |
| <b>Program Income Drawdown</b>                 | \$3,126.25                     | \$258,958.25   |
| <b>Program Income Received</b>                 | \$0.00                         | \$153,287.82   |
| <b>Total Funds Expended</b>                    | \$3,126.25                     | \$258,958.25   |
| Spillane & Sons Ltd.                           | \$3,126.25                     | \$258,958.25   |
| <b>Match Contributed</b>                       | \$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:**

Administration

**Project Number:**

NSP-06

**Projected Start Date:**

03/31/2009

**Benefit Type:**

( )

**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

**Overall****Total Projected Budget from All Sources****Jan 1 thru Mar 31, 2015**

N/A

**To Date**

\$377,769.25

**Total Budget**

\$0.00

\$377,769.25

**Total Obligated**

\$1,819.25

\$377,769.25

**Total Funds Drawdown**

\$0.00

\$315,666.04

**Program Funds Drawdown**

\$0.00

\$129,900.00

**Program Income Drawdown**

\$0.00

\$185,766.04

**Program Income Received**

\$0.00

\$0.00

**Total Funds Expended**

\$0.00

\$315,666.04

Kane County

\$0.00

\$315,666.04

**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:****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       |

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