

Grantee: McHenry County, IL

Grant: B-08-UN-17-0005

January 1, 2010 thru March 31, 2010 Performance Report

Grant Number:

B-08-UN-17-0005

Obligation Date:**Grantee Name:**

McHenry County, IL

Award Date:**Grant Amount:**

\$3,085,695.00

Contract End Date:**Grant Status:**

Active

Review by HUD:

Submitted - Await for Review

QPR Contact:

Faith Jessica Taylor

Disasters:**Declaration Number**

NSP

Plan Description:**Recovery Needs:****Overall****This Report Period****To Date****Total Projected Budget from All Sources**

N/A

\$3,085,695.00

Total CDBG Program Funds Budgeted

N/A

\$3,085,695.00

Program Funds Drawdown

\$663,701.20

\$728,138.12

Obligated CDBG DR Funds

(\$1,757,619.70)

\$1,328,074.70

Expended CDBG DR Funds

\$90,722.50

\$128,457.49

Match Contributed

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Program Income Drawdown

\$0.00

\$0.00

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Minimum Overall Benefit Percentage	99.99%	40.625%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$462,854.25	\$12,149.50
Limit on Admin/Planning	\$308,569.50	\$19,109.00
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

Overall Progress Narrative:

The Acquisition and Rehabilitation activities are well underway. The County in conjunction with CAHMCO and CCCS have six properties purchased, four of those under construction and eight buyers ready to purchase. The LH set aside contracts are very near to being signed with the assistance of HUD TA assessments. Some properties have been identified for the LH set aside incidentally to the search for the non-LH properties and all parties feel confident that the obligation of funds can be met before the September deadline.

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
Acquisition/Rehab-Counseling, Purchase, Rehab, Sale	\$654,933.70	\$1,805,102.00	\$703,533.70
BUCKET, BUCKET	\$0.00	\$0.00	\$0.00
NSP-Admin 4/903, Administration	\$8,767.50	\$308,569.00	\$24,604.42
cancel, cancel	\$0.00	\$200,600.00	\$0.00
cancel/cancel, cancel/cancel	\$0.00	\$771,424.00	\$0.00

Activities

Grantee Activity Number: 1/900 LH25 Acquisition/Rehab

Activity Title: Acquisition/Rehab-LH

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Planned

Project Number:

Acquisition/Rehab-Counseling

Project Title:

Purchase, Rehab, Sale 2/901/Rental 1/900-Counsel 3/902

Projected Start Date:

03/31/2009

Projected End Date:

07/31/2013

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

McHenry County

Overall

Jan 1 thru Mar 31, 2010

To Date

Total Projected Budget from All Sources	N/A	\$700,000.00
Total CDBG Program Funds Budgeted	N/A	\$700,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	(\$771,424.00)	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
McHenry County	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Acquisition/rehabilitation and either rental, sale, or lease to own, of housing units to benefit persons at 50% LMI. McHenry County contracted with Corporation for Affordable Homes of McHenry County for the acquisition of 5-8 properties located in census tracts identified as areas of greatest needs determined by the number of foreclosures, number of sub-prime mortgages, number of vacancies.

Location Description:

Activity Progress Narrative:

McHenry County had not entered into contracts with the Subrecipient CAHMCO by end of the first quarter 2010. McHenry County received TA Assessment wherein there were discussions regarding how to make the contract more flexible for the spending of the 25% set-aside requirement. The contracts are expected to be entered into in April.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/0
# of housing units	0	0	0	0/0	0/0	0/0
# of Households benefitting	0	0	0	0/0	0/0	0/0

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

Grantee Activity Number: 1/900-LH25 Project Delivery

Activity Title: LH25- Project Delivery

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Planned

Project Number:

Acquisition/Rehab-Counseling

Project Title:

Purchase, Rehab, Sale 2/901/Rental 1/900-Counsel 3/902

Projected Start Date:

03/31/2009

Projected End Date:

07/31/2013

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

McHenry County

Overall

Jan 1 thru Mar 31, 2010

To Date

Total Projected Budget from All Sources	N/A	\$71,424.00
Total CDBG Program Funds Budgeted	N/A	\$71,424.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
McHenry County	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Project Delivery associated with acquisition, rehab, and rental, sale, or lease to own agreement of 5-8 housing units for the 25% set aside to assist persons of 50% LMI.

Project delivery for eligible use B acquisition, rehab of properties. McHenry County contracted with Corporation for Affordable Homes of McHenry County for the purchase, rehab, and rental, sale or lease to own option of 5-8 housing units in census tracts identified as areas of greatest needs based on number of foreclosures, number of sub-prime mortgages, and number of vacancies. Delivery includes but is not limited to: all procurement of services, site location, bid processes, and preparation of sale.

Location Description:

Activity Progress Narrative:

Project Delivery for the 25% set aside requirement is associated with Acquisition/Rehabilitation that has not yet been contracted with CAHMCO (Subrecipient) to carry out the activity. TA assessments provided to McHenry County identified some areas of improvement in the draft contract that would help make the contracted activity move forward. Contracts for this activity are anticipated to be signed in April.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/0
# of housing units	0	0	0	0/0	0/0	0/0
# of Households benefitting	0	0	0	0/0	0/0	0/0

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

Grantee Activity Number: 2/901-Acquisition/Rehab-HB
Activity Title: Acquisition/Rehab-Homebuyer

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

Acquisition/Rehab-Counseling

Projected Start Date:

03/01/2009

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Purchase, Rehab, Sale 2/901/Rental 1/900-Counsel 3/902

Projected End Date:

07/31/2013

Responsible Organization:

Corporation for Affordable Homes of McHenry County

Overall

Jan 1 thru Mar 31, 2010

To Date

Total Projected Budget from All Sources	N/A	\$1,418,329.30
Total CDBG Program Funds Budgeted	N/A	\$1,418,329.30
Program Funds Drawdown	\$654,100.53	\$683,200.53
Obligated CDBG DR Funds	(\$824,882.17)	\$980,219.23
Expended CDBG DR Funds	\$0.00	\$15,516.49
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Acquisition of properties identified in areas of greatest needs in accordance with NSP regulations. McHenry County received approval to acquire, rehab and sell 10-20 homes in census tracts identified as areas of greatest needs based on number of foreclosures, number of sub-prime mortgages, and number of vacancies reported in the census tract through a Homebuyer Program. McHenry County contracted with Corporation for Affordable Homes of McHenry County to carry out the acquisition, rehab, and sale. Consumer Credit Counseling Services will do mandatory counseling for homebuyers.

Location Description:

315 Country Lane, Algonquin, IL 60102-acquisition \$161,577.58
 103 Palisades Ln., Oakewood Hills, IL 60013-acquisition \$157,310.65
 7520 Salem Rd., Wonder Lake, IL 60097-acquisition \$79,688.70
 7504 Maple Dr., Wonder Lake, IL 60097-acquisition \$53,200.15
 234 1st St., Woodstock, IL 60098-acquisition \$31,597.45
 1030 Wimbledon, Island Lake, IL 60021-acquisition \$151,772.70
 9609 W. Witchie, Fox River Grove, IL 60021-acquisition \$96,090.00
 1109 Hayes St., Harvard, IL 60033-acquisition \$86,000.00
 703 Lincoln St., Harvard, IL 60033-acquisition \$69,882.00
 807 N. Division, Harvard, IL 60033-acquisition \$64,000.00

Activity Progress Narrative:

Performance Measures

No 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

Grantee Activity Number: 2/901-Project Delivery HB

Activity Title: Project Delivery-HB

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

Acquisition/Rehab-Counseling

Project Title:

Purchase, Rehab, Sale 2/901/Rental 1/900-Counsel 3/902

Projected Start Date:

03/31/2009

Projected End Date:

07/31/2013

National Objective:

NSP Only - LMMI

Responsible Organization:

Corporation for Affordable Homes of McHenry County

Overall

Jan 1 thru Mar 31, 2010

To Date

Total Projected Budget from All Sources

N/A

\$386,772.70

Total CDBG Program Funds Budgeted

N/A

\$386,772.70

Program Funds Drawdown

\$0.00

\$0.00

Obligated CDBG DR Funds

\$0.00

\$0.00

Expended CDBG DR Funds

\$81,682.50

\$81,682.50

Corporation for Affordable Homes of McHenry County

\$81,682.50

\$81,682.50

Match Contributed

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Program Income Drawdown

\$0.00

\$0.00

Activity Description:

Project delivery for eligible use B acquisition, rehab, and sale of properties. McHenry County contracted with Corporation for Affordable Homes of McHenry County for the purchase, rehab, and sale of 10-20 homes in census tracts identified as areas of greatest needs based on number of foreclosures, number of sub-prime mortgages, and number of vacancies. Delivery includes but is not limited to: all procurement of services, site location, bid processes, construction, and preparation of sale.

Location Description:

Activity Progress Narrative:

Project Delivery associated with the acquisition of 6 houses was expended under Acquisition/Rehabilitation: Country, Palisades, Maple, Salem, Wimbledon, and 1st St.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/0
# of housing units	0	0	0	0/0	0/0	0/0
# of Households benefitting	0	0	0	0/0	0/0	0/0

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

Grantee Activity Number: 3/902 Counseling**Activity Title: Counseling****Activity Category:**

Public services

Activity Status:

Under Way

Project Number:

Acquisition/Rehab-Counseling

Project Title:

Purchase, Rehab, Sale 2/901/Rental 1/900-Counsel 3/902

Projected Start Date:

05/01/2009

Projected End Date:

07/31/2013

National Objective:

NSP Only - LMMI

Responsible Organization:

Consumer Credit Counseling Services of McHenry County

Overall**Jan 1 thru Mar 31, 2010****To Date****Total Projected Budget from All Sources**

N/A

\$185,000.00

Total CDBG Program Funds Budgeted

N/A

\$185,000.00

Program Funds Drawdown

\$833.17

\$20,333.17

Obligated CDBG DR Funds

(\$180,266.83)

\$20,333.17

Expended CDBG DR Funds

\$0.00

\$12,149.50

Match Contributed

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Program Income Drawdown

\$0.00

\$0.00

Activity Description:

NSP eligible activity (B) Purchase and rehabilitate homes and residential properties that have been abandoned or foreclosed upon, in order to sell, rent, or redevelop such homes and properties. Correlated CDBG eligible activity 24 CFR 570.201. This activity will meet the NSP requirement to provide counseling services may include, but are not limited to eight hours of counseling (required), individual financial literacy assistance, individual case management and follow-up. Counseling services will include initial consultation, and fast track 8 hours counseling for eligible participants whose credit is in good shape. Participants whose credit needs some repair will work with the Subrecipient's guidance to repair credit and be educated on budgeting for homeownership over a greater than 8 hours minimum counseling time.

Location Description:

400 Russel Ct. Woodstock, IL 60098 CCCS office

Activity Progress Narrative:**Performance Measures****No 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

Grantee Activity Number: 3/902 LH25 Counseling

Activity Title: LH25 Counseling

Activity Category:

Public services

Activity Status:

Planned

Project Number:

Acquisition/Rehab-Counseling

Project Title:

Purchase, Rehab, Sale 2/901/Rental 1/900-Counsel 3/902

Projected Start Date:

03/31/2009

Projected End Date:

12/31/2010

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Corporation for Affordable Homes of McHenry County

Overall

Jan 1 thru Mar 31, 2010

To Date

Total Projected Budget from All Sources	N/A	\$15,600.00
Total CDBG Program Funds Budgeted	N/A	\$15,600.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Corporation for Affordable Homes of McHenry County	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Counseling to income eligible clients(at or below 50% LMI) as part of requirements for the NSP eligible activity (B) Purchase and rehabilitate homes and residential properties that have been abandoned or foreclosed upon, in order to sell, rent, or redevelop such homes and properties. Correlated CDBG eligible activity 24 CFR 570.201. This activity will meet the NSP requirement to provide counseling services may include, but are not limited to eight hours of counseling (required), individual financial literacy assistance, individual case management and follow-up. Counseling services will include initial consultation, and fast track 8 hours counseling for eligible participants whose credit is in good shape. Participants whose credit needs some repair will work with the Subrecipient's guidance to repair credit and be educated on budgeting for homeownership over a greater than 8 hours minimum counseling time.

Location Description:

400 Russel Court, Woodstock, IL 60098 CCCS office

Activity Progress Narrative:

Counseling associated with the 25% set aside will be associated with CAHMCO set aside contract wherein homebuyer options are available.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Persons benefitting	0	0	0	0/0	0/0	0/10

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

Grantee Activity Number: 4/903 Administration

Activity Title: NSP Administration

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

NSP-Admin 4/903

Project Title:

Administration

Projected Start Date:

05/01/2009

Projected End Date:

07/31/2013

National Objective:

N/A

Responsible Organization:

McHenry County

Overall

Jan 1 thru Mar 31, 2010

To Date

Total Projected Budget from All Sources

N/A

\$308,569.00

Total CDBG Program Funds Budgeted

N/A

\$308,569.00

Program Funds Drawdown

\$8,767.50

\$24,604.42

Obligated CDBG DR Funds

\$0.00

\$308,569.00

Expended CDBG DR Funds

\$9,040.00

\$19,109.00

McHenry County

\$9,040.00

\$19,109.00

Match Contributed

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Program Income Drawdown

\$0.00

\$0.00

Activity Description:

NSP eligible activity in correlation with CDBG 24 CFR 570.205 and 570.206 for general administration and planning activities. McHenry County will contract with subrecipients Corporation for Affordable Homes of McHenry County and Consumer Credit Counseling Services of McHenry County for NSP related activities listed as Rental Program, Homebuyer Program, and Counseling.

Location Description:

McHenry County Government Center Planning and Development 2200 N. Seminary Ave Woodstock, IL 60098

Activity Progress Narrative:

Administration met with HUD Technical Assistance Advisors regarding program regulations and general administration. TA assisted staff with troubleshooting problems and identifying areas of need for technical assistance. Administration continues to monitor project sites purchased, and under rehabilitation. Staff has attended bid openings and works closely with the Subgrantees to carry out the NSP. Staff is also attending continuing education training courses for NSP related requirements (DRGR, recapture/resale, and financial trainings).

Performance Measures

No 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

Grantee Activity Number: HB Rehab to Revise Voucher**Activity Title: cancelled-2****Activity Category:**

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

Acquisition/Rehab-Counseling

Project Title:

Purchase, Rehab, Sale 2/901/Rental 1/900-Counsel 3/902

Projected Start Date:

03/31/2009

Projected End Date:

11/30/2010

National Objective:

NSP Only - LMMI

Responsible Organization:

Corporation for Affordable Homes of McHenry County

Overall**Jan 1 thru Mar 31, 2010****To Date****Total Projected Budget from All Sources**

N/A

\$0.00

Total CDBG Program Funds Budgeted

N/A

\$0.00

Program Funds Drawdown

\$0.00

\$0.00

Obligated CDBG DR Funds

\$18,953.30

\$18,953.30

Expended CDBG DR Funds

\$0.00

\$0.00

Match Contributed

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Program Income Drawdown

\$0.00

\$0.00

Activity Description:

Rehabilitation of properties acquired with NSP funds that are in areas of greatest needs in accordance with NSP regulations. McHenry County contracted with Corporation for Affordable Homes of McHenry County for the purchase, rehab, and sale of 10-20 homes in census tracts identified as areas of greatest needs based on number of foreclosures, number of sub-prime mortgages, and number of vacancies.

Location Description:**Activity Progress Narrative:****Performance Measures**

No 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
