

**Grantee: McHenry County, IL**

**Grant: B-08-UN-17-0005**

**July 1, 2009 thru September 30, 2009 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:**

Reviewed and Approved

**Submitted By:**

No Submitter Found

**Disasters:****Declaration Number**

NSP

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

N/A

**To Date**

\$3,085,695.00

**Total CDBG Program Funds Budgeted**

N/A

\$3,085,695.00

**Program Funds Drawdown**

\$55,472.92

\$55,472.92

**Obligated CDBG DR Funds**

\$3,085,694.40

\$3,085,694.40

**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

## Progress Toward Required Numeric Targets

Requirement	Required	To Date
Minimum Overall Benefit Percentage	\$99.99	\$100.00
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$462,854.25	\$0.00
Limit on Admin/Planning	\$308,569.50	\$0.00
Limit on State Admin	\$0.00	\$0.00

## Progress Toward Activity Type Targets

## Progress Toward National Objective Targets

### Overall Progress Narrative:

The NSP Program overall started out slow this quarter but is rapidly picking up speed. Several sites have been environmentally cleared and procurement processes have been completed. Networking has created a list of lenders to work with, and local outreach has produced a list of eligible and interested clients for purchase of homes. The realtors are examining their lists of homes as are the lenders and many sites are potential for the program. Some areas have tax deterrents to making a home affordable.

### Project Summary

Project #, Project Title	This Report Period		To Date	
	Project Funds Budgeted	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
1-Finance, (A) Finance Mechanism	(\$794,556.60)	\$0.00	\$0.00	\$0.00
2-Acquisition, (B)Acquisition and Rehab	\$794,556.60	\$48,600.00	\$2,777,126.00	\$48,600.00
3-Admin., Administration	\$0.00	\$6,872.92	\$308,569.00	\$6,872.92
9999, Restricted Balance	\$0.00	\$0.00	\$0.00	\$0.00
BCKT, Bucket Project	\$0.00	\$0.00	\$0.00	\$0.00

### Activities

**Grantee Activity Number:** (B) Acq/Rehab- CPS 2/Act 901 Homebuyer

**Activity Title:** Acquisition and Rehabilitation

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Activity Status:**

Planned

**Project Number:**

2-Acquisition

**Project Title:**

(B)Acquisition and Rehab

**Projected Start Date:**

05/01/2009

**Projected End Date:**

07/31/2013

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

Corporation for Affordable Homes of McHenry County

**Overall**

**Jul 1 thru Sep 30, 2009**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$1,805,101.40
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$1,805,101.40
<b>Program Funds Drawdown</b>	\$29,100.00	\$29,100.00
<b>Obligated CDBG DR Funds</b>	\$1,805,101.40	\$1,805,101.40
<b>Expended CDBG DR Funds</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

NSP eligible activities: (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. This activity will address neighborhood stabilization in census tracts of greatest need through acquisition, rehabilitation, and re-sale of foreclosed and vacant properties to homebuyers. Property acquisition will be at a discount of at least 5% less than current fair market appraised value, and must be as high as required to keep the total NSP portfolio of 15% discount. The specific neighborhoods within the census tracts will be identified at the time the NSP funds are available for drawdown and also as the program continues. Rehabilitation will strategically incorporate modern, green building and energy-efficient improvements to provide for long-term affordability.

**Location Description:**

209 Dean St. Woodstock, IL 60098

**Activity Progress Narrative:**

Corporation for Affordable Homes of McHenry County has completed the procurement process and has hired the Project Manager and Construction Manager for the overseeing of the NSP activities under contract with McHenry County. The project manager has been working with the banks to negotiate bulk sales purchase and first look. Bank of America held a webcast meeting with staff to set up an account. Realtors awarded regions within the County have been working through site lists with the Project Manager to locate potential sites. The Construction Manager has been brought up to date with the expectations for the NSP program and has several site inspections to attend with McHenry County in the beginning of the 3rd Quarter. Corporation for Affordable Homes is continuing to hold Orientation Sessions and attend program trainings with lenders and network with other NSP recipients for strategy plans and outreach in order to promote the program and get the most impact for the County communities.

**Performance Measures**

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/5

## 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

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**Grantee Activity Number:** (B) Acq/Rehab-CPS 1/ Act 900 Rental LH

**Activity Title:** Rental Program-25% LH

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Activity Status:**

Planned

**Project Number:**

2-Acquisition

**Project Title:**

(B)Acquisition and Rehab

**Projected Start Date:**

05/01/2009

**Projected End Date:**

07/31/2013

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Responsible Organization:**

Corporation for Affordable Homes of McHenry County

**Overall**

**Jul 1 thru Sep 30, 2009**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$771,424.60
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$771,424.60
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Obligated CDBG DR Funds</b>	\$771,424.00	\$771,424.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

NSP eligible activities: (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. This activity will address neighborhood stabilization in census tracts of greatest need through acquisition, rehabilitation, and re-sale of foreclosed and vacant properties to homebuyers. Property acquisition will be at a discount of at least 5% less than current fair market appraised value, and must be as high as required to keep the total NSP portfolio of 15% discount. The specific neighborhoods within the census tracts will be identified at the time the NSP funds are available for drawdown and also as the program continues. Rehabilitation will strategically incorporate modern, green building and energy-efficient improvements to provide for long-term affordability.

**Location Description:**

209 Dean St. Woodstock, IL 60098

**Activity Progress Narrative:**

The Rental Program contract is currently in the draft stage and undergoing revision between McHenry County and Corporation for Affordable Homes of McHenry County as discussion takes place regarding the details of the Rental Program. Both parties are working through the Homebuyer Program and tweaking the initial vision of how the activity actions would occur to create a better contract.

**Performance Measures**

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/5

**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

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**Grantee Activity Number:** CPS3/Act 902 Counseling

**Activity Title:** Counseling

**Activity Category:**

Public services

**Activity Status:**

Planned

**Project Number:**

2-Acquisition

**Project Title:**

(B)Acquisition and Rehab

**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

#### Jul 1 thru Sep 30, 2009

#### To Date

**Total Projected Budget from All Sources**

N/A

\$200,600.00

**Total CDBG Program Funds Budgeted**

N/A

\$200,600.00

**Program Funds Drawdown**

\$19,500.00

\$19,500.00

**Obligated CDBG DR Funds**

\$200,600.00

\$200,600.00

**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:

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

#### Activity Progress Narrative:

Counselors met with 13 clients this quarter to determine their readiness to purchase a home. The clients come to Consumer Credit Counseling Services after attending an NSP Orientation conducted by Corporation for Affordable Homes. After the orientation, the client obtains a voucher signifying that they have attended the orientation. The client voucher also functions as a way to track clients at the initial counseling from other grant funded counseling programs that are available. Of the clients counseled, 5 were deemed Fast Track (ready to purchase), 3 were deemed Homebuyer Club (need some time) and 5 were deemed Self Directed (need to work on their credit). The Fast Track classes, 3 clients attended and completed classes and are ready to purchase a home. Of the two other clients, 1 dropped out and 1 will be attending a future class. Homebuyer classes

start in the next quarter.

## Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Persons benefitting	10	3	13	10/0	3/0	13/100

## 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

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**Grantee Activity Number:** CPS4/Act 903 Administration

**Activity Title:** NSP Administration

**Activity Category:**

Administration

**Activity Status:**

Planned

**Project Number:**

3-Admin.

**Project Title:**

Administration

**Projected Start Date:**

05/01/2009

**Projected End Date:**

07/31/2013

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

McHenry County

**Overall**

**Jul 1 thru Sep 30, 2009**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$308,569.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$308,569.00
<b>Program Funds Drawdown</b>	\$6,872.92	\$6,872.92
<b>Obligated CDBG DR Funds</b>	\$308,569.00	\$308,569.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$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:**

McHenry County staff has been conducting site specific environmental reviews for specific sites under 24 CFR part 58. Additionally, staff has scheduled walk-thru site inspections with the new construction manager and/or realtors to determine the scope of rehab required for project sites. No sites have offers for purchase as of the end of this quarter but several offers are anticipated in the beginning of the 3rd quarter.

**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

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