Grantee: McHenry County, IL

Grant: B-08-UN-17-0005

October 1, 2010 thru December 31, 2010 Performance Report



Grant Number: B-08-UN-17-0005	Obligation Date:		Award Da	ate:
Grantee Name: McHenry County, IL	Contract End Date: 03/30/2013		Review b	y HUD: and Approved
Grant Amount: \$3,085,695.00	Grant Status: Active		QPR Con Faith Jessi	
Estimated PI/RL Funds: \$765,394.13				
Total Budget: \$3,851,089.13				
Disasters:				
Declaration Number No Disasters Found				
Narratives				
Areas of Greatest Need:				
Distribution and and Uses of Funds:				
Definitions and Descriptions:				
Low Income Targeting:				
Acquisition and Relocation:				
Public Comment:				
Overall Total Projected Budget from All Sources		This Report Per		To Date \$3 773 783 42

Overall	inis Report Period	To Date
Total Projected Budget from All Sources	N/A	\$3,773,783.42
Total Budget	\$0.00	\$3,773,783.42
Total Obligated	\$0.00	\$3,085,695.00
Total Funds Drawdown	\$411,877.55	\$2,385,043.23
Program Funds Drawdown	\$410,472.23	\$2,058,247.18
Program Income Drawdown	\$1,405.32	\$326,796.05
Program Income Received	(\$90,031.97)	\$323,946.74
Total Funds Expended	\$392,706.55	\$1,427,383.64



Match Contributed \$0.00 \$0.00

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$462,854.25	\$34,112.88
Limit on Admin/Planning	\$308,569.50	\$115,155.92
Limit on State Admin	\$0.00	\$115,155.92

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

National Objective Target Actual
NSP Only - LH - 25% Set-Aside \$771,423.75 \$1,136,840.93

Overall Progress Narrative:

In this quarter, one property was rented to an NSP eligible family that was purchased last quarter. Rehabilitation continues on eight properties, four of which were purchased last quarter. The four properties currently for sale remain for sale since last quarter. Grantee is expecting to work with Technical Assistance in the upcoming quarter to strengthen the marketing of properties and troubleshoot any potential areas of program performance that could be improved for optimal outcomes.

Project Summary

Project #, Project Title	This Report Period	To Date		
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown	
Acquisition/Rehab-Counseling, Purchase, Rehab, Sale	\$373,949.55	\$2,777,126.00	\$1,975,770.86	
BUCKET, BUCKET	\$0.00	\$0.00	\$0.00	
NSP-Admin 4/903, Administration	\$36,522.68	\$308,569.00	\$82,476.32	



Activities

Grantee Activity Number: 1/900 LH25 Acquisition/Rehab

Activity Title: Acquisition/Rehab-LH

Activitiy Category:

Rehabilitation/reconstruction of residential structures

Project Number:

Acquisition/Rehab-Counseling

Projected Start Date:

03/31/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Overall

Total Projected Budget from All Sources

Total Budget
Total Obligated

Total Funds Drawdown

Program Funds Drawdown Program Income Drawdown

Program Income Received Total Funds Expended

McHenry County

Match Contributed

Activity Status:

Under Way

Project Title:

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

Projected End Date:

07/31/2013

Completed Activity Actual End Date:

Responsible Organization:

McHenry County

Oct 1 thru Dec 31, 2010	To Date
N/A	\$993,695.54
\$0.00	\$993,695.54
\$0.00	\$700,000.00
\$158,853.77	\$647,619.06
\$158,853.77	\$423,225.23
\$0.00	\$224,393.83
(\$90,031.97)	\$90,031.97
\$119,931.08	\$438,163.64
\$119,931.08	\$438,163.64

\$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 aquisition 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:

Rental:

1393 and 1395 Geringer, Algonquin (two sf residences sharing three lots-approved zoning) .

376 McHenry Ave, Woodstock (duplex)

377 Pierson, Crystal Lake (sf)

Homebuyer:

234 First St, Woodstock

7504 Maple, Wonder Lake

Activity Progress Narrative:

Corporation for Affordable Homes worked on rehabilitation of five homes designated to house LH25 tenants or owners. Program Income reported in April 1, 2010-June 30, 2010 quarter was double reported. All program income has been expended and adjustment in this quarter reflects the overage.



Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/6
#Energy Star Replacement Windows	0	0/61
#Additional Attic/Roof Insulation	0	0/2
#High efficiency heating plants	0	0/8
#Efficient AC added/replaced	0	0/7
#Replaced thermostats	0	0/7
#Replaced hot water heaters	0	0/7
#Light Fixtures (indoors) replaced	0	0/77
#Light fixtures (outdoors) replaced	0	0/17
#Refrigerators replaced	0	0/7
#Clothes washers replaced	0	0/5
#Dishwashers replaced	0	0/7
#Units with solar panels	0	0/0
#Low flow toilets	0	0/7
#Low flow showerheads	0	0/7
#Units with bus/rail access	0	0/2
#Units exceeding Energy Star	0	0/0
#Sites re-used	0	0/0
#Units deconstructed	0	0/0
#Units ¿ other green	0	0/5
Activity funds eligible for DREF (Ike	0	0/0
# ELI Households (0-30% AMI)	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/6
# of Multifamily Units	0	0/1
# of Singlefamily Units	0	0/5

Beneficiaries Performance Measures

	Thi	This Report Period		Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Lo	w/Mod%
# of Households	1	0	1	1/7	0/0	1/7	100.00
# Owner Households	0	0	0	0/2	0/0	0/2	0
# Renter Households	0	0	0	0/5	0/0	0/5	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

Activitiy Category:

Rehabilitation/reconstruction of residential structures

Project Number:

Acquisition/Rehab-Counseling

Projected Start Date:

03/31/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

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

Projected End Date:

07/31/2013

Completed Activity Actual End Date:

Responsible Organization:

McHenry County

Overall	Oct 1 thru Dec 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$124,927.50
Total Budget	\$0.00	\$124,927.50
Total Obligated	\$0.00	\$71,424.00
Total Funds Drawdown	\$20,201.20	\$62,007.89
Program Funds Drawdown	\$20,201.20	\$32,241.72
Program Income Drawdown	\$0.00	\$29,766.17
Program Income Received	\$0.00	\$7,329.69
Total Funds Expended	\$51,294.53	\$90,613.23
McHenry County	\$51,294.53	\$90,613.23
Match Contributed	\$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:

number of units described under Acquisition/Rehab activity for LH25

Activity Progress Narrative:

Corporation for Affordable Homes of McHenry County worked on rehabilitation of five homes designated for LH25 tenants or owners during this quarter.

Accomplishments Performance Measures

This Report Period Cumulative Actual Total / Expected Total Total # of Properties 0 0/6



This Report Period Cumulative Actual Total / Expected

Total Total

of Housing Units 0 0/6

Beneficiaries Performance Measures

	Th	This Report Period		Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/	Mod%
# of Households	0	0	0	0/7	0/0	0/7	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

Activitiy Category:

Rehabilitation/reconstruction of residential structures

Project Number:

Acquisition/Rehab-Counseling

Projected Start Date:

03/01/2009

Benefit Type: Direct (HouseHold)

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

Completed Activity Actual End Date:

Responsible Organization:

McHenry County

Overall	Oct 1 thru Dec 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$2,099,756.05
Total Budget	\$0.00	\$2,099,756.05
Total Obligated	\$0.00	\$1,418,329.30
Total Funds Drawdown	\$181,231.30	\$1,428,943.09
Program Funds Drawdown	\$181,231.30	\$1,388,986.64
Program Income Drawdown	\$0.00	\$39,956.45
Program Income Received	\$0.00	\$226,585.08
Total Funds Expended	\$166,480.53	\$621,258.75
Corporation for Affordable Homes of McHenry County	\$166,480.53	\$621,258.75
Match Contributed	\$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 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 \$64,000.00 703 Lincoln, Harvard, IL-acquisition \$62,413.30 11003 Myrtle, Huntley-acquisition \$92,301.28 650 Dartmoor, Crystal Lake-acquisition \$85,000.00

Activity Progress Narrative:

During the quarter one property was aquired and five rehabilitations continued. Two of the properties under rehabilitation were completed and are ready for sale. Program income was reporting incorrectly on the last quarterly report. Grantee has received



Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	8/10
#Energy Star Replacement Windows	0	0/60
#Additional Attic/Roof Insulation	0	0/10
#High efficiency heating plants	0	0/10
#Efficient AC added/replaced	0	0/10
#Replaced thermostats	0	0/10
#Replaced hot water heaters	0	0/10
#Light Fixtures (indoors) replaced	0	0/110
#Light fixtures (outdoors) replaced	0	0/30
#Refrigerators replaced	0	0/10
#Clothes washers replaced	0	0/6
#Dishwashers replaced	0	0/10
#Units with solar panels	0	0/0
#Low flow toilets	0	0/17
#Low flow showerheads	0	0/17
#Units with bus/rail access	0	0/4
#Units exceeding Energy Star	0	0/0
#Sites re-used	0	0/0
#Units deconstructed	0	0/0
#Units ¿ other green	0	0/5
Activity funds eligible for DREF (Ike	0	0/0

	This Report Period	Cumulative Actual Total / Expected		
	Total	Total		
# of Housing Units	0	2/10		
# of Singlefamily Units	0	0/10		

Beneficiaries Performance Measures

	Ini	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total Lov	w/Mod%
# of Households	0	0	0	0/0	0/10	1/10	0.00
# Owner Households	0	0	0	0/0	0/10	0/10	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-Project Delivery HB

Activity Title: Project Delivery-HB

Activitiy Category: Activity Status:

Rehabilitation/reconstruction of residential structures **Under Way**

Project Number:

Project Title: Acquisition/Rehab-Counseling Purchase, Rehab, Sale 2/901/Rental 1/900-Counsel 3/902

Projected End Date: Projected Start Date:

03/31/2009

Benefit Type:

National Objective:

Direct (HouseHold)

07/31/2013

Completed Activity Actual End Date:

Responsible Organization:

NSP Only - LMMI McHenry County

Overall	Oct 1 thru Dec 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$440,132.02
Total Budget	\$0.00	\$440,132.02
Total Obligated	\$0.00	\$386,772.70
Total Funds Drawdown	\$6,380.18	\$97,204.39
Program Funds Drawdown	\$6,380.18	\$97,204.39
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$5,206.31	\$135,410.23
Corporation for Affordable Homes of McHenry County	\$5,206.31	\$135,410.23
Match Contributed	\$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:

locations described in Homebuyer Acquisition rehabilitation activity

Activity Progress Narrative:

One property was acquired in this quarter. Five properties are undergoing rehabilitaiton, two of which have been completed in this quarter.

Accomplishments Performance Measures

This Report Period Cumulative Actual Total / Expected Total Total # of Properties 0 0/10

> **This Report Period Cumulative Actual Total / Expected Total** Total



of Housing Units 0 0/10

Beneficiaries Performance Measures

	Thi	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/I	Mod%	
# of Households	0	0	0	0/0	0/10	0/10	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 LH25 Counseling

Activity Title: LH25 Counseling

Activitiy Category:

Public services

Project Number:

Acquisition/Rehab-Counseling

Projected Start Date:

03/31/2009

Benefit Type: Direct (Person)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

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

Projected End Date:

12/31/2010

Completed Activity Actual End Date:

Responsible Organization:

Consumer Credit Counseling Services of McHenry County

Overall	Oct 1 thru Dec 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$18,217.89
Total Budget	\$0.00	\$18,217.89
Total Obligated	\$0.00	\$15,600.00
Total Funds Drawdown	\$7,283.10	\$8,666.89
Program Funds Drawdown	\$7,283.10	\$8,666.89
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$7,283.10	\$7,283.10
Corporation for Affordable Homes of McHenry County	\$7,283.10	\$7,283.10
Match Contributed	\$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:

During this quarter, Consumer Credit Counseling Services counseled nine new persons having interest in the program. Eleven classes were held this quarter, two were fast track for persons whith good credit, and nine were homebujyer club which are persons working towards credit cleanup. the total attendance for both types of classes were 21 persons. Four households were issued certificates of completion of class and are now ready for purchasing a house.



Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

		This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Persons	5	4	9	5/30	4/0	9/30 100.00	

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: Activity Status:

Administration Under Way

Project Number:NSP-Admin 4/903

Administration

Projected Start Date: Projected End Date:

05/01/2009 07/31/2013

Benefit Type: Completed Activity Actual End Date:

()

National Objective: Responsible Organization:

N/A McHenry County

Overall	Oct 1 thru Dec 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$443,966.00
Total Budget	\$0.00	\$443,966.00
Total Obligated	\$0.00	\$308,569.00
Total Funds Drawdown	\$37,928.00	\$115,155.92
Program Funds Drawdown	\$36,522.68	\$82,476.32
Program Income Drawdown	\$1,405.32	\$32,679.60
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$42,511.00	\$119,467.00
McHenry County	\$42,511.00	\$119,467.00
Match Contributed	\$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 and oversee the developer Corporation for Affordable Homes of McHenry County and subrecipient Consumer Credit Counseling Services of McHenry County, and or any additional or alternate developer or subrecipient for NSP related activities listed as Rental Program, Homebuyer Program, and Counseling and known as eligible use B.

Location Description:

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

Activity Progress Narrative:

During the quarter Grantee continued to monitor procurement and construction activities, check site progress and security of buildings. Staff is looking forward to technical assistance to resolve outreach and marketing strategies and to strengthen the program after NSP monitoring findings for best practice resolution.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.



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

