

Grantee: McHenry County, IL

Grant: B-08-UN-17-0005

April 1, 2010 thru June 30, 2010 Performance Report

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

Grantee Name:
McHenry County, IL

Grant Amount:
\$3,085,695.00

Grant Status:
Active

QPR Contact:
Faith Jessica Taylor

Obligation Date:

Award Date:

Contract End Date:

Review by HUD:
Submitted - Await for Review

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	\$449,872.35	\$1,178,010.47
Obligated CDBG DR Funds	\$640,251.45	\$1,968,326.15
Expended CDBG DR Funds	\$460,426.04	\$588,883.53
Match Contributed	\$0.00	\$0.00
Program Income Received	\$257,762.49	\$257,762.49
Program Income Drawdown	\$98,866.66	\$98,866.66

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Minimum Overall Benefit Percentage	99.99%	34.211%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$462,854.25	\$13,668.50
Limit on Admin/Planning	\$308,569.50	\$33,875.00
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$771,423.75	\$787,024.00

Overall Progress Narrative:

McHenry County in conjunction with CAHMCO and CCCS agencies has sold one property to an eligible family during this quarter. Most of the grant funds have been obligated and we are confident that we will meet the September deadline for obligation with a portfolio of 10 houses and 3 additional properties being considered at during this quarter. HUD has provided ICF technical assistance to McHenry County to strengthen the program for greater success. Currently, remaining properties purchased are undergoing rehab or are out for bid.

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	\$441,834.85	\$2,777,126.00	\$1,145,368.55
BUCKET, BUCKET	\$0.00	\$0.00	\$0.00
NSP-Admin 4/903, Administration	\$8,037.50	\$308,569.00	\$32,641.92
cancel, cancel	\$0.00	\$0.00	\$0.00
cancel/cancel, cancel/cancel	\$0.00	\$0.00	\$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	Apr 1 thru Jun 30, 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	\$29,103.18	\$29,103.18
Obligated CDBG DR Funds	\$354,430.09	\$354,430.09
Expended CDBG DR Funds	\$199,097.41	\$199,097.41
McHenry County	\$199,097.41	\$199,097.41
Match Contributed	\$0.00	\$0.00
Program Income Received	\$90,031.97	\$90,031.97
Program Income Drawdown	\$90,031.97	\$90,031.97

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:

Two properties initially purchased for the Homebuyer Program were deemed feasible for the Rental Program (now to be either LH25 rental or LH25 Homebuyer).
 234 First Street, Woodstock and 7504 Maple, Wonder Lake
 Both are currently under rehabilitation. Additional properties (3) are being considered to purchase/rehab and either sale or rental.

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	Apr 1 thru Jun 30, 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	\$2,467.40	\$2,467.40
Obligated CDBG DR Funds	\$16,194.25	\$16,194.25
Expended CDBG DR Funds	\$7,309.10	\$7,309.10
McHenry County	\$7,309.10	\$7,309.10
Match Contributed	\$0.00	\$0.00
Program Income Received	\$7,329.69	\$7,329.69
Program Income Drawdown	\$7,329.69	\$7,329.69

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:

Two properties that were initially purchased with the Homebuyer Program are now being used for the LH25 set-aside homebuyers. 7504 Maple, Wonder Lake and 234 First Street, Woodstock. These two properties are being rehabbed during this quarter.

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	Apr 1 thru Jun 30, 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	\$318,385.44	\$1,001,585.97
Obligated CDBG DR Funds	\$21,412.17	\$1,001,631.40
Expended CDBG DR Funds	\$193,135.91	\$208,652.40
Corporation for Affordable Homes of McHenry County	\$193,135.91	\$193,135.91
McHenry County	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$160,400.83	\$160,400.83
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:

103 Palisades Ln, occupied as of May 26, 2010.
 (inaccurately reported in previous QPR were the following addresses: 315 Country, 9609 Witchie, 7520 Salem, 7504 Maple, 1030 Wimbledon as new guidance from HUD gave the directive that addresses be entered only once occupied).

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	1	0/0	0/0	7/10
# of housing units	0	0	1	0/0	0/0	1/10
# of Households benefitting	0	0	0	0/0	0/0	0/10

Activity Locations

Address	City	State	Zip
103 Palisades Ln	Oakwood Hills	NA	60013

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

Apr 1 thru Jun 30, 2010

To Date

	Apr 1 thru Jun 30, 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	\$86,901.41	\$86,901.41
Obligated CDBG DR Funds	\$86,901.41	\$86,901.41
Expended CDBG DR Funds	\$44,598.62	\$126,281.12
Corporation for Affordable Homes of McHenry County	\$44,598.62	\$126,281.12
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:

103 Palisades, Oakwood Hills, IL 60013 property sold during the quarter to an eligible family during this quarter (May 2010).

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

Address	City	State	Zip
103 Palisades Ln	Oakwood Hills	NA	60013

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	Apr 1 thru Jun 30, 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	\$3,593.63	\$23,926.80
Obligated CDBG DR Funds	\$164,666.83	\$185,000.00
Expended CDBG DR Funds	\$1,519.00	\$13,668.50
Consumer Credit Counseling Services of McHenry County	\$1,519.00	\$13,668.50
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:

Reporting in this quarter the family of 4 whom have purchased 103 Palisades Ln., Oakwood Hills. Other clients are ready to purchase properties however, the remaining houses are under rehabilitation at this time. Several clients are undergoing counseling and have credit clean up to do in preparation of qualifying for a loan. CCCS is increasing efforts to market the program.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Persons benefitting	0	0	4	10/0	3/0	30/100

Activity Locations

Address	City	State	Zip
103 Palisades Ln	Oakwood Hills	NA	60013

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	Apr 1 thru Jun 30, 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	\$1,383.79	\$1,383.79
Obligated CDBG DR Funds	\$15,600.00	\$15,600.00
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:

Consumer Credit Counseling Services has identified LH25 potential homebuyers for purchase of LH25 properties. No LH25 counseled person has purchased a home as of this quarter. Most of the housing purchased is being rehabbed at this time.

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	Apr 1 thru Jun 30, 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	\$8,037.50	\$32,641.92
Obligated CDBG DR Funds	\$0.00	\$308,569.00
Expended CDBG DR Funds	\$14,766.00	\$33,875.00
McHenry County	\$14,766.00	\$33,875.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$1,505.00	\$1,505.00

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 continues to work with CAHMCO and CCCS to ensure program compliance and identify potential impediments to progress with the program. Contractual amendments are being processed in response to some of the identified barriers to getting LH25 funds expended and marketing/outreach to citizens for the program. Administration has received Technical Assistance starting in this quarter and ending in the next quarter to help the program along.

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

Apr 1 thru Jun 30, 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)

\$0.00

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:

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
