

Grantee: Cook County, IL

Grant: B-08-UN-17-0001

January 1, 2010 thru March 31, 2010 Performance Report

Grant Number:

B-08-UN-17-0001

Grantee Name:

Cook County, IL

Grant Amount:

\$28,156,321.00

Grant Status:

Active

QPR Contact:

No QPR Contact Found

Disasters:**Declaration Number**

NSP

Plan Description:**Recovery Needs:****Obligation Date:****Award Date:****Contract End Date:****Review by HUD:**

Reviewed and Approved

Overall**Total Projected Budget from All Sources****Total CDBG Program Funds Budgeted****Program Funds Drawdown****Obligated CDBG DR Funds****Expended CDBG DR Funds****Match Contributed****Program Income Received****Program Income Drawdown****This Report Period**

N/A

N/A

\$36,149.50

\$5,756,093.41

\$0.00

\$0.00

\$0.00

\$0.00

To Date

\$25,179,006.61

\$25,179,006.61

\$36,149.50

\$5,756,093.41

\$0.00

\$0.00

\$0.00

\$0.00

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Minimum Overall Benefit Percentage	99.99%	0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$4,223,448.15	\$0.00
Limit on Admin/Planning	\$2,815,632.10	\$0.00
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	\$7,039,080.25	\$12,442,114.61

Overall Progress Narrative:

The NSP team has awarded funds for approximately 30 projects throughout Suburban Cook County; these projects, which involve local government municipalities and developers, are anticipated to yield approximately 200 single family homes and rental units, demolish approximately 70 blighted structures, and inject 3 new public facilities into these communities.

In April 2010, the NSP team met with its technical assistance provider from ICF for the week of April 19. Based upon this week long session, the NSP team worked with ICF to determine and implement a concrete Program Process Flow (from application process to the activities undertaken by a project through the end use of a property) and also revised some of its Policies and Procedures; this information is scheduled to be rolled out to NSP participants in May, 2010. Over one-third of the agreements between the County and NSP program participants have been executed. The roles of several NSP participants have been redefined to better suit the requirements of their proposed projects. The NSP team has also worked to make sure that each project is now aligned with a Program Planner to provide the guidance and technical assistance that each Subrecipient and Developer may need to move forward with their projects. Finally, to ensure that Subrecipients and Developers are provided adequate time to succeed in the Program, the NSP team has decided to extend its original timeline for identification and submission of all properties for each project (from April 30 to June 15, 2010).

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
N09-B, ACQUISITION/REHABILITATION	\$0.00	\$18,940,689.00	\$0.00
N09-C, LAND BANK	\$0.00	\$100,000.00	\$0.00
N09-D, DEMOLITION	\$0.00	\$1,000,000.00	\$0.00
N09-E, PROPERTY REDEVELOPMENT	\$0.00	\$5,300,000.00	\$0.00
N09-F, ADMINISTRATION	\$36,149.50	\$2,815,632.00	\$36,149.50

Activities

Grantee Activity Number:	N09-01-B
Activity Title:	Anchor Acquisition and Rehab of Residential

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

N09-B

Projected Start Date:

03/18/2010

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

ACQUISITION/REHABILITATION

Projected End Date:

08/02/2010

Responsible Organization:

ANCHOR MANAGEMENT

Overall	Jan 1 thru Mar 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$900,000.00
Total CDBG Program Funds Budgeted	N/A	\$900,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$339,506.00	\$339,506.00
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 and redeveloped to be made available to families.

Location Description:

1316 Greenbay Ave, Calumet city , 13075 S Stewart Riverdale, 21728 Peterson Sauk Village, 22626 Spencer Sauk Village, 288 Cornel Calumet City, 3601 Blackstone Markham, 4187 186th Country Club Hills, 5309 Arguilla Richton Park, 215 Early Park Fsores, 339 Nassau St Park forest

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: N09-01-B-25%

Activity Title: ANCHOR REHAB - SINGLE FAMILY 25% SET-ASIDE

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

N09-B

Project Title:

ACQUISITION/REHABILITATION

Projected Start Date:

10/01/2009

Projected End Date:

08/02/2010

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

ANCHOR MANAGEMENT

Overall

Jan 1 thru Mar 31, 2010

To Date

Total Projected Budget from All Sources	N/A	\$410,527.15
Total CDBG Program Funds Budgeted	N/A	\$410,527.15
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$1,212,020.41	\$1,212,020.41
Expended CDBG DR Funds	\$0.00	\$0.00
ANCHOR MANAGEMENT	\$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:

REABILITATION OF SINGLE FAMILY STRUCTURE PURCHASED BY COOK COUNTY (JUMPSTART PROGRAM).

Location Description:

Activity Progress Narrative:

Anchor Realty has identified two multi-family properties to be acquired and rehabilitated. The properties are under contract and underwriting has begun. It is anticipated that underwriting will be complete in May, with closing and construction to begin soon thereafter.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/4

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:	N09-08-E
Activity Title:	FHCSO Public Service

Activity Category:

Public services

Activity Status:

Under Way

Project Number:

N09-E

Project Title:

PROPERTY REDEVELOPMENT

Projected Start Date:

03/17/2010

Projected End Date:

08/02/2010

National Objective:

NSP Only - LMMI

Responsible Organization:

Ford Heights Community Service Organization

Overall	Jan 1 thru Mar 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$987,000.00
Total CDBG Program Funds Budgeted	N/A	\$987,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$987,000.00	\$987,000.00
Expended CDBG DR Funds	\$0.00	\$0.00
Ford Heights Community Service Organization	\$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:

Location Description:

Activity Progress Narrative:

The County has obligated funds for the redevelopment of 3 public facilities to be used as foreclosure resource centers within three areas of the County that has been severely impacted by foreclosure. The centers will be located in Maywood, Riverdale and Ford Heights, IL.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Public Facilities	0	0	0	0/0	0/0	0/2

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: N09-13-E

Activity Title: IFF - Public Service

Activity Category:

Public services

Activity Status:

Under Way

Project Number:

N09-E

Project Title:

PROPERTY REDEVELOPMENT

Projected Start Date:

03/18/2010

Projected End Date:

08/02/2010

National Objective:

NSP Only - LMMI

Responsible Organization:

IFF

Overall

Jan 1 thru Mar 31, 2010

To Date

Total Projected Budget from All Sources	N/A	\$2,599,000.00
Total CDBG Program Funds Budgeted	N/A	\$2,599,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$1,900,000.00	\$1,900,000.00
Expended CDBG DR Funds	\$0.00	\$0.00
IFF	\$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:

3 Community Facilities.

Location Description:

3 locations at 418 W. 138th, Riverdale, IL, 943-47 Lincoln Highway, Ford Heights, 1015-1017 S. 4th St., Maywood.

Activity Progress Narrative:

The County has obligated funds for the redevelopment of 3 public facilities to be used as foreclosure resource centers within three areas of the County that has been severely impacted by foreclosure. The centers will be located in Maywood, Riverdale and Ford Heights, IL.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Public Facilities	0	0	0	0/0	0/0	0/3

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:	N09-27-B-M1-25%
Activity Title:	ANCHOR-RIVERDALE - MULTIFAMILY 25% SET-ASIDE #1

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

N09-B

Project Title:

ACQUISITION/REHABILITATION

Projected Start Date:

03/08/2010

Projected End Date:

09/01/2010

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

ANCHOR MANAGEMENT

Overall**Jan 1 thru Mar 31, 2010****To Date**

Total Projected Budget from All Sources	N/A	\$1,362,600.00
Total CDBG Program Funds Budgeted	N/A	\$1,362,600.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$82,500.00	\$82,500.00
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:

Purchase multifamily housing for rehabilitation and rental.

Location Description:14041 S Stewart Riverdale, IL,
14118 S Atlantic Riverdale, IL**Activity Progress Narrative:**

Cook County has 18 properties under contract, 4 of which are set for closing and 1 has already closed. The County has had difficulty in closing on some of the properties identified as a result of decreasing property values from the initial appraisal prepared by HUD and the County's appraisers in support of its purchase offer. Once resolved, properties set are to close.

Performance Measures

	This Report Period		Total	Cumulative Actual Total / Expected		
	Low	Mod		Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/2

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: N09-31-E

Activity Title: CC Public Facilities/Housing

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

N09-E

Projected Start Date:

03/08/2010

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

PROPERTY REDEVELOPMENT

Projected End Date:

09/01/2010

Responsible Organization:

Cook County Dept. of Planning & Dev.

Overall

Jan 1 thru Mar 31, 2010

To Date

Total Projected Budget from All Sources

N/A

\$80,000.00

Total CDBG Program Funds Budgeted

N/A

\$80,000.00

Program Funds Drawdown

\$0.00

\$0.00

Obligated CDBG DR Funds

\$300.00

\$300.00

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 residence for Bell Family

Location Description:

SFR located at 14117 S. Edgebrooke Ave, Riverdale, IL

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:	N09-31-F
Activity Title:	Administration

Activity Category:

Administration

Project Number:

N09-F

Projected Start Date:

11/03/2008

National Objective:

N/A

Activity Status:

Under Way

Project Title:

ADMINISTRATION

Projected End Date:

08/01/2013

Responsible Organization:

Cook County Dept. of Planning & Dev.

Overall**Jan 1 thru Mar 31, 2010****To Date**

Total Projected Budget from All Sources	N/A	\$2,815,632.00
Total CDBG Program Funds Budgeted	N/A	\$2,815,632.00
Program Funds Drawdown	\$36,149.50	\$36,149.50
Obligated CDBG DR Funds	\$729,616.00	\$729,616.00
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:

Funding is used to provide administration and oversight of the National Stabilization Program (NSP) and eligible pre-award costs incurred by the County.

Location Description:

Cook County Dept. of Planning and Development, 69 West Washington, Suite 2900, Chicago, IL 60602.

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:	N09-32-B
Activity Title:	Appraiser - David L. Walker

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

N09-B

Project Title:

ACQUISITION/REHABILITATION

Projected Start Date:

02/25/2010

Projected End Date:

06/15/2010

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Cook County Dept. of Planning & Dev.

Overall**Jan 1 thru Mar 31, 2010****To Date**

Total Projected Budget from All Sources	N/A	\$2,400.00
Total CDBG Program Funds Budgeted	N/A	\$2,400.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$505,151.00	\$505,151.00
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:

Provide Work Write-Up/Cost Estimation on 4 properties. To be completed by David L. Walker.

Location Description:

215 Early Street
 5309 Arguilla Dr.
 21728 Peterson Ave
 22626 Spencer Ave

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: N09-33-B

Activity Title: Work Write-Up - Thompson Construction Group

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

N09-B

Projected Start Date:

04/09/2010

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

ACQUISITION/REHABILITATION

Projected End Date:

06/15/2010

Responsible Organization:

Cook County Dept. of Planning & Dev.

Overall

Jan 1 thru Mar 31, 2010

To Date

Total Projected Budget from All Sources

N/A

\$2,000.00

Total CDBG Program Funds Budgeted

N/A

\$2,000.00

Program Funds Drawdown

\$0.00

\$0.00

Obligated CDBG DR Funds

\$0.00

\$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:

Work Write-Ups for 4 locations.

Location Description:

4 locations: 4187 186th St., Country Club Hills, 15426 Miverva Ave., Dolton, 3601 Blackston, Markham, 205 S. 17th St., Maywood.

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: N09-34-B

Activity Title: Appraiser - Howell Johnson

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

N09-B

Project Title:

ACQUISITION/REHABILITATION

Projected Start Date:

12/02/2009

Projected End Date:

08/01/2010

National Objective:

NSP Only - LMMI

Responsible Organization:

Cook County Dept. of Planning & Dev.

Overall

Jan 1 thru Mar 31, 2010

To Date

Total Projected Budget from All Sources	N/A	\$24,000.00
Total CDBG Program Funds Budgeted	N/A	\$24,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Cook County Dept. of Planning & Dev.	\$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:

Location Description:

Activity Progress Narrative:

The County has obligated funds for the redevelopment of 3 public facilities to be used as foreclosure resource centers within three areas of the County that has been severely impacted by foreclosure. The centers will be located in Maywood, Riverdale and Ford Heights, IL.

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	0/0

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
