

Grantee: McHenry County, IL

Grant: B-08-UN-17-0005

October 1, 2009 thru December 31, 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

QPR Contact:

No QPR Contact 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

\$8,964.00

\$64,436.92

Obligated CDBG DR Funds

\$0.00

\$3,085,694.40

Expended CDBG DR Funds

\$37,734.99

\$37,734.99

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	\$10,069.00
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

Overall Progress Narrative:

Overall, fifty-five (55) sites were environmentally reviewed and were targetted for purchase. The initial walk through between the subrecipient Corporation for Affordable Homes of Mchenry County (CAHMCO) and the Grantee, McHenry County, were done for approximately twenty (20) sites. Several sites were purchased by other parties. Quick sales, lenders not accepting our program regulation riders, and liens against titles caused trouble with acquisition for many of the sites determined to be ideal for affordability. There are six (6) offers that have been accepted and contracts are pending. Pending contracts are often due to legal review of our contract riders URA/bonafide tenant act, environmental clearance, purchase discount based on appraisal. It appears that in the first quarter of 2010, many of the problems will be worked out and closings will occur. There are a total of 24 persons processing or completed with counseling in preparation of purchasing a new home. Specifically five (5) clients have been waiting for a completed house to purchase. McHenry County Administration staff continue education on changes to NSP and is networking with regional grantees, lenders, and the field office monthly. McHenry County meets monthly with CAHMCO to go through the future phases of the homebuyer activity until we have worked through the initial purchase, rehab, and sale. The rental contract is pending some modifications as we learn what works through our process and what needs adjustment. Sites have been noted, but no activity has been started for the rental activity.

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	\$0.00	\$2,777,126.00	\$48,600.00
BUCKET, BUCKET	\$0.00	\$0.00	\$0.00
NSP-Admin 4/903, Administration	\$8,964.00	\$308,569.00	\$15,836.92
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

Oct 1 thru Dec 31, 2009

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	\$0.00	\$771,424.00
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:

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:

Grantee and CAHMCO are working out some of the details of the contract at this time. Some determination of location for a rental property or two has come from the Homebuyer activity currently underway. One environmental review has been completed by the Grantee. CAHMCO anticipates acquisition under this activity in the first quarter of 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

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	Oct 1 thru Dec 31, 2009	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	\$0.00	\$29,100.00
Obligated CDBG DR Funds	\$0.00	\$1,805,101.40
Expended CDBG DR Funds	\$15,516.49	\$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:

During the fourth quarter of 2009, 55 environmental reviews were conducted by the Grantee. CAHMCO project manager and construction manager walked through several properties with Grantee staff to determine the feasibility of rehab assessment and feasibility of making the sites affordable. Several offers were made but some deterrents were experienced: quick sales and liens on titles, lenders accepted other offers because no riders were necessary for those offers. Six offers were accepted and contracts are pending. Some contracts pending are being reviewed with legal departments at HUD and Fannie Mae. The total accumulative funds budgeted for these six houses is \$1,023,007.00.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	6	0/0	0/0	6/10

Activity Locations

Address	City	State	Zip
9609 W. Witchie Dr.	Fox River Grove	NA	60021
315 Country Lane	Algonquin	NA	60102
703 Lincoln	Harvard	NA	60033
567 Dartmoor Dr.	Crystal Lake	NA	60014
103 Palisades Ln.	Oakwood Hills	NA	60013
1109 N. Hayes	Harvard	NA	60033

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

Oct 1 thru Dec 31, 2009

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	\$0.00	\$19,500.00
Obligated CDBG DR Funds	\$0.00	\$200,600.00
Expended CDBG DR Funds	\$12,149.50	\$12,149.50
Consumer Credit Counseling Services of McHenry County	\$12,149.50	\$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:

Counselors met with 13 clients this quarter. Four clients are ready to purchase a home when the Homebuyer activity has completed rehab. Nine clients will be undergoing additional classes or are on a self directed path (need to work on their credit for a length of time). As purchase of homes is slow, the clients ready for purchase will now be waiting for several months for completed homes.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Persons benefitting	0	0	13	10/0	3/0	26/100

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

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

Oct 1 thru Dec 31, 2009

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	\$8,964.00	\$15,836.92
Obligated CDBG DR Funds	\$0.00	\$308,569.00
Expended CDBG DR Funds	\$10,069.00	\$10,069.00
McHenry County	\$10,069.00	\$10,069.00
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:

Grantee staff coordinates with CAHMCO at property sites to do an initial walk thru and document items needing repair or replacement. Grantee has conducted 55 environmental reviews for the Homebuyer activity. Monitoring of the subrecipient procurement procedures has been completed for qualified contractors and for rehab work for contract pending acquisition sites.

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
