

**Grantee: DuPage County , IL**

**Grant: B-08-UN-17-0002**

**October 1, 2017 thru December 31, 2017 Performance**

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**Grant Number:**  
B-08-UN-17-0002

**Obligation Date:**

**Award Date:**

**Grantee Name:**  
DuPage County , IL

**Contract End Date:**

**Review by HUD:**  
Original - In Progress

**Grant Award Amount:**  
\$5,176,438.00

**Grant Status:**  
Active

**QPR Contact:**  
Christine Pedersen

**LOCCS Authorized Amount:**  
\$5,176,438.00

**Estimated PI/RL Funds:**  
\$1,725,000.00

**Total Budget:**  
\$6,901,438.00

## Disasters:

**Declaration Number**  
NSP

## Narratives

### Areas of Greatest Need:

Areas have been identified by cross referencing data detailing foreclosure and pre-foreclosure activity with HUD's foreclosure and abandonment risk score data. Census tracts have been identified by foreclosure activity, pre-foreclosure activity and significant numbers of subprime mortgages.

### Distribution and and Uses of Funds:

The HERA act (Sec 2301 (c)(2)) requires that funds be distributed to the areas of greatest need based on the three stipulated needs categories as follows: 1.) Areas with greatest percentage of home foreclosures; homes will be purchased, rehabbed, resold and rented. 2.) Area with the highest percentage of homes financed by a subprime mortgage related loan, will also be purchased, rehabbed, resold and rented. 3.)Area likely to face a significant rise in the rate of home foreclosures, but since NSP funds cannot be used to prevent foreclosures, these areas will be closely monitored by DuPage County for continued foreclosure activity.

### Definitions and Descriptions:

A structure that is "blighted" refers to a.) being abandoned, b.) meets DuPage County's definition of an "Unsafe Structure" under the 2007 Building Code. "Affordable rents" shall mean the Maximum Allowable High HOME Rents published by HUD. Rents include utilities and if the tenant pays the utilities, an allowance must be subtracted from the maximum allowable rent and determines the maximum contract rent. "Continued affordability" shall be in accordance with the HOME program standards at 24 CFR 92.252(a), (c), (e) and (f) for rentals and 24 CFR 92.254 for homeownership housing.

### Low Income Targeting:

Funds will be used to purchase and redevelop abandoned or foreclosed homes for housing individuals or families whose incomes do not exceed 50% of area median. The amount is \$1,300,000, which represents 25% of the DuPage County allocation. This number will rise as group income is received and 25% will also be allocated.

### Acquisition and Relocation:

DuPage County does not intend to demolish or convert any low and moderate income dwelling units. Should it become necessary, to undertake demolition, DuPage offers the following information: Four units can reasonably expected to be demolished. Seven units are intended to be produced under the rental activity program. These units are expected to be available to households whose income does not exceed 50% of are median income.

### Public Comment:

Public Hearing held November 5, 2008. Three issues arose. 1.) Utilizing NSP funds for the disabled. County explained that funds were neighborhood driven and not population driven. 2.) Leveraging through FHA 203(k) program would produce a greater number of units. County would look into this issue and 3.) The role of the DuPage Housing Authority in assisting the County. They expressed their interest and are already working toward making below market financing available through bond proceeds.



Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$6,901,438.00
Total Budget	\$118,902.46	\$6,901,438.00
Total Obligated	\$118,902.46	\$6,901,438.00
Total Funds Drawdown	\$756.31	\$6,598,677.04
Program Funds Drawdown	\$0.00	\$5,000,527.96
Program Income Drawdown	\$756.31	\$1,598,149.08
Program Income Received	\$67,150.00	\$1,717,098.96
Total Funds Expended	\$756.31	\$6,598,677.36
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

## Progress Toward Required Numeric Targets

Requirement	Target	Actual
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$776,465.70	\$0.00
Limit on Admin/Planning	\$517,643.80	\$305,587.20
Limit on State Admin	\$0.00	\$305,587.20
Most Impacted and Distressed Threshold (Projected)	\$0.00	\$0.00
Progress towards LH25 Requirement	\$1,725,359.50	\$1,777,292.03

## Overall Progress Narrative:

In November 2017, HOME Advisory Group approved the agreement modification for a fourth extension between DuPage County and Habitat for Humanity. Habitat states rehab is complete and a new buyer has been selected by their selection committee. Habitat estimates the family will complete the required sweat equity hours and final paperwork within the few months and closing is expected to take place during the winter of 2018. The total rental units that have been acquired and rehabbed =7. This is complete, and there are no units Underway. A total of 22 Homebuyer units have been acquired and rehabbed and no units are currently Underway for Acquisition. There are a total of 21 completed rehabbed units and 1 unit is currently Underway. The total Homebuyer units sold to LH25 is 4 and (51% to 120%) is 17. The total number of LH25 rental units is 7 and all rental properties are occupied by families at LH25. There are no landbanked units. The final property being rehabbed, is located at 148 E Montana in Glendale Heights, IL. This property was deeded from DHA Management to DuPage Habitat for Humanity. Habitat expects to complete the project and sell the property to a partner family whose income is <50% MFI, making this an LH25 unit. Dupage Habitat for Humanity has been granted an extension to their agreement with DuPage County. \$67,151 in Program Income was received.



# 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
BCKT, Bucket Project	\$0.00	\$6,901,438.00	\$5,000,527.96



# Activities

**Project # / Title:** BCKT / Bucket Project

**Grantee Activity Number:** DG 01  
**Activity Title:** administration

<b>Activity Category:</b> Administration	<b>Activity Status:</b> Under Way
<b>Project Number:</b> BCKT	<b>Project Title:</b> Bucket Project
<b>Projected Start Date:</b> 07/01/2009	<b>Projected End Date:</b> 07/31/2020
<b>Benefit Type:</b> N/A	<b>Completed Activity Actual End Date:</b>
<b>National Objective:</b> N/A	<b>Responsible Organization:</b> DuPage County
<b>Program Income Account:</b> General Account DuPage County	

Overall	Oct 1 thru Dec 31, 2017	To Date
Total Projected Budget from All Sources	N/A	\$386,000.00
Total Budget	\$60,000.00	\$386,000.00
Total Obligated	\$60,000.00	\$386,000.00
Total Funds Drawdown	\$756.31	\$305,587.20
Program Funds Drawdown	\$0.00	\$115,690.70
Program Income Drawdown	\$756.31	\$189,896.50
Program Income Received	\$0.00	\$43,964.86
Total Funds Expended	\$756.31	\$305,587.93
DuPage County	\$756.31	\$305,587.93
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

**Activity Description:**

Used for administrative expenses associated with the NSP grant. Activities include: salaries, benefits, auditing, vehicle usage and professional services. Also includes fees for counseling if no home is purchased.

**Location Description:**

421 N County Farm Road, Wheaton, IL 60139

**Activity Progress Narrative:**

Administrative expenses included 4 Payrolls, reimbursements for travel to attend downtown training and misc office supplies.



**Accomplishments Performance Measures**  
**No Accomplishments Performance Measures**

**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	

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**Grantee Activity Number:** dg 02c  
**Activity Title:** Habitat for Humanity LH25

**Activity Category:**

Acquisition - general

**Project Number:**

BCKT

**Projected Start Date:**

07/01/2009

**Benefit Type:**

**Activity Status:**

Completed

**Project Title:**

Bucket Project

**Projected End Date:**

07/01/2013

**Completed Activity Actual End Date:**

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Responsible Organization:**

DuPage Habitat for Humanity

Overall	Oct 1 thru Dec 31, 2017	To Date
Total Projected Budget from All Sources	N/A	\$377,792.50
Total Budget	\$0.00	\$377,792.50
Total Obligated	\$0.00	\$377,792.50
Total Funds Drawdown	\$0.00	\$377,792.50
Program Funds Drawdown	\$0.00	\$377,792.50
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$28,900.00	\$28,900.00
Total Funds Expended	\$0.00	\$377,792.50
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

**Activity Description:**

To acquire and rehab properties to be sold to persons under 50% MFI.

**Location Description:**

Properties located in Addison, Glendale Heights and Carol Stream.

**Activity Progress Narrative:**

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	3/3
# of Parcels acquired voluntarily	0	3/3



**Grantee Activity Number:** dg 03  
**Activity Title:** Housing Rehabilitation

**Activity Category:**  
 Rehabilitation/reconstruction of residential structures

**Activity Status:**  
 Completed

**Project Number:**  
 BCKT

**Project Title:**  
 Bucket Project

**Projected Start Date:**  
 07/01/2009

**Projected End Date:**  
 07/31/2013

**Benefit Type:**  
 Direct Benefit (Households)

**Completed Activity Actual End Date:**

**National Objective:**  
 NSP Only - LMMI

**Responsible Organization:**  
 DHA Management Inc.

**Program Income Account:**  
 General Account DuPage County

Overall	Oct 1 thru Dec 31, 2017	To Date
Total Projected Budget from All Sources	N/A	\$2,141,255.76
Total Budget	\$0.00	\$2,141,255.76
Total Obligated	\$0.00	\$2,141,255.76
Total Funds Drawdown	\$0.00	\$2,141,255.76
Program Funds Drawdown	\$0.00	\$1,207,541.46
Program Income Drawdown	\$0.00	\$933,714.30
Program Income Received	\$38,250.00	\$887,930.94
Total Funds Expended	\$0.00	\$2,141,255.00
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

**Activity Description:**

To fund rehabilitation activities for foreclosed homes previously acquired through this grant.

**Location Description:**

Scattered site TBD in HUD pre-determined areas of greatest need. Areas of greatest need that have been serviced include Addison, Glendale Heights and Hanover Park.

**Activity Progress Narrative:**

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	21/21





	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	21/21
# of Singlefamily Units	0	21/21

**Beneficiaries Performance Measures**

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	4/2	17/19	21/21	100.00
# Owner Households	0	0	0	4/2	17/19	21/21	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:** DG 03x  
**Activity Title:** Rehab: LH 25% CHAD/HFF only

**Activity Category:**  
 Rehabilitation/reconstruction of residential structures

**Activity Status:**  
 Under Way

**Project Number:**  
 BCKT

**Project Title:**  
 Bucket Project

**Projected Start Date:**  
 05/30/2009

**Projected End Date:**  
 05/30/2020

**Benefit Type:**  
 Direct Benefit (Households)

**Completed Activity Actual End Date:**

**National Objective:**  
 NSP Only - LH - 25% Set-Aside

**Responsible Organization:**  
 Community Housing Assn of Dupage

**Program Income Account:**  
 General Account DuPage County

Overall	Oct 1 thru Dec 31, 2017	To Date
Total Projected Budget from All Sources	N/A	\$634,626.86
Total Budget	\$58,902.46	\$634,626.86
Total Obligated	\$58,902.46	\$634,626.86
Total Funds Drawdown	\$0.00	\$412,278.70
Program Funds Drawdown	\$0.00	\$336,671.72
Program Income Drawdown	\$0.00	\$75,606.98
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$412,278.70
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

**Activity Description:**

7 Properties were acquired and rented to LH25 families. 3 properties are located in Villa Park, 1 in Glendale Heights, and 3 in Addison.  
 @12/2015 Additional property is added from Glendale Heights. Property formerly belonged to Dupage Housing Authority and has been transferred to DuPage Habitat for Humanity. This property will be rehabbed and sold to a homeowner qualifying under LH25.

**Location Description:**

Information provided in Acquisition sections.

**Activity Progress Narrative:**

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	7/8

# ELI Households (0-30% AMI)	0	0/0
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	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	7/8
# of Singlefamily Units	0	7/8

**Beneficiaries Performance Measures**

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	7/8	0/0	7/8	100.00
# Owner Households	0	0	0	0/1	0/0	0/1	0
# Renter Households	0	0	0	7/7	0/0	7/7	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	

