

**Grantee: DuPage County , IL**

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

**January 1, 2018 thru March 31, 2018 Performance Report**

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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:**  
Submitted - Await for Review

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

**Grant Status:**  
Active

**QPR Contact:**  
C 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 program 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                            | \$0.00             | \$6,901,438.00 |
| Total Obligated                         | \$0.00             | \$6,901,438.00 |
| Total Funds Drawdown                    | \$14,105.66        | \$6,612,782.70 |
| Program Funds Drawdown                  | \$0.00             | \$5,000,527.96 |
| Program Income Drawdown                 | \$14,105.66        | \$1,612,254.74 |
| Program Income Received                 | \$0.00             | \$1,717,098.96 |
| Total Funds Expended                    | \$14,475.70        | \$6,613,153.06 |
| 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   | \$305,823.76   |
| Limit on State Admin                               | \$0.00         | \$305,823.76   |
| Most Impacted and Distressed Threshold (Projected) | \$0.00         | \$0.00         |
| Progress towards LH25 Requirement                  | \$1,725,359.50 | \$1,791,161.13 |

## Overall Progress Narrative:

Actual expenditures were slightly higher than drawdowns. A payroll for \$370.04 will be drawn in the next quarter. A draw was made to DHA Management Inc to reimburse them for old expenses when they owned the property 148 E Montana in Glendale Heights. Habitat for Humanity now owns that property.

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.

## Project Summary

| Project #, Project Title | This Report Period     | To Date                |                        |
|--------------------------|------------------------|------------------------|------------------------|
|                          | Program Funds Drawdown | Project Funds Budgeted | Program Funds Drawdown |



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

**Activity Category:**

Administration

**Activity Status:**

Under Way

**Project Number:**

BCKT

**Project Title:**

Bucket Project

**Projected Start Date:**

07/01/2009

**Projected End Date:**

07/31/2020

**Benefit Type:**

( )

**Completed Activity Actual End Date:**

**National Objective:**

N/A

**Responsible Organization:**

DuPage County

**Program Income Account:**

General Account DuPage County

| Overall                                 | Jan 1 thru Mar 31, 2018 | To Date      |
|---|-------------------------|--------------|
| Total Projected Budget from All Sources | N/A                     | \$386,000.00 |
| Total Budget                            | \$0.00                  | \$386,000.00 |
| Total Obligated                         | \$0.00                  | \$386,000.00 |
| Total Funds Drawdown                    | \$236.56                | \$305,823.76 |
| Program Funds Drawdown                  | \$0.00                  | \$115,690.70 |
| Program Income Drawdown                 | \$236.56                | \$190,133.06 |
| Program Income Received                 | \$0.00                  | \$43,964.86  |
| Total Funds Expended                    | \$606.60                | \$306,194.53 |
| DuPage County                           | \$606.60                | \$306,194.53 |
| 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:**

Additional draw for \$370.04 will be done next quarter to cover the payroll that was expended but not drawn.



**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 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 ( HouseHold )

**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                                 | Jan 1 thru Mar 31, 2018 | To Date      |
|---|-------------------------|--------------|
| Total Projected Budget from All Sources | N/A                     | \$634,626.86 |
| Total Budget                            | \$0.00                  | \$634,626.86 |
| Total Obligated                         | \$0.00                  | \$634,626.86 |
| Total Funds Drawdown                    | \$13,869.10             | \$426,147.80 |
| Program Funds Drawdown                  | \$0.00                  | \$336,671.72 |
| Program Income Drawdown                 | \$13,869.10             | \$89,476.08  |
| Program Income Received                 | \$0.00                  | \$0.00       |
| Total Funds Expended                    | \$13,869.10             | \$426,147.80 |
| Community Housing Assn of Dupage        | \$0.00                  | \$412,278.70 |
| DuPage Habitat for Humanity             | \$13,869.10             | \$13,869.10  |
| 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:**

Payment was made to the Responsible organization of DHA Management Inc when they owned 148 E Montana in Glendale Heights which is now owned by the Responsible organization of DuPage Habitat for Humanity. The payment was made for water/sewer invoices, property taxes, electric bills and general maintenance of the property until the transfer was made.



## Accomplishments Performance Measures

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

|                         | 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  |
| # 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    |        |

