

Grantee: Lake County, IL

Grant: B-11-UN-17-0004

October 1, 2011 thru December 31, 2011 Performance Report



Grant Number:

B-11-UN-17-0004

Obligation Date:**Award Date:****Grantee Name:**

Lake County, IL

Contract End Date:

03/15/2014

Review by HUD:

Submitted - Await for Review

Grant Amount:

\$1,370,421.00

Grant Status:

Active

QPR Contact:

Jonathan Burch

Estimated P/RL Funds:

\$1,324,437.87

Total Budget:

\$2,694,858.87

Disasters:

Declaration Number

NSP

Narratives

Summary of Distribution and Uses of NSP Funds:

The Plan includes five separate activities:

- Administration -\$137,042;
- Activities in Waukegan -\$222,693 (2 areas of greatest need);
- Activities in North Chicago -\$178,155 (2 areas of greatest need);
- Activities in Lake County -\$489,925 (3 areas of greatest need); and
- Activities meeting the 25% Very Low Income Requirement -\$342,606.

The NSP 3 program will concurrently operate in Waukegan, North Chicago and Lake County. Within each of these activities, the program will address one target area at a time, moving on once the impact targets are met (e.g. NSP activities will not occur in Waukegan Area 2 until Waukegan Area 1 has been addressed). The order of implementation for each area of greatest need is based on local feedback on the preferred target areas. Activities meeting the 25% low income requirement can address any "active" area of greatest need. Permitted uses in each of the areas includes NSP Eligible Uses B, D, and E as appropriate.

How Fund Use Addresses Market Conditions:

Lake County responded to the local market conditions by using a three step process to determine its areas of greatest need. The first step in the planning process was to analyze how the NSP 1 target areas compared with the NSP 3 Need Scores and the County's current foreclosure data. The Lake County NSP 1 Plan called for the funding of eligible activities within the hatched areas shown on the NSP 1 Target Areas and Sites Map. These areas included substantial portions of five municipalities: Mundelein, North Chicago, Round Lake Beach, Waukegan and Zion.

HUD provides estimates of foreclosure need at the census tract level through "need scores." The scores range from 1 to 20, with a score of 20 indicating census tracts with the HUD-estimated greatest need for assistance. Seventy eight (78) of the three hundred and seventy eight (378) Census Tracts within Lake County contain need scores of 17 or higher, with most of these need scores located in the Waukegan, North Chicago, Zion and Round Lake areas (see NSP 3 Need Score Map). The NSP 3 Need Scores clearly overlap with the municipalities targeted through NSP 1.

With the help of the Lake County Planning Division, foreclosures between 1/1/2009 and 10/29/2010 and Sheriff's auctions between 12/1/2009 and 11/11/2010 were mapped. This data provided additional local information on the locations of foreclosures occurring in the past year. Based on the overlap between the NSP 1 target areas, the NSP 3 Need Scores and local foreclosure data, it was decided that the NSP 3 Plan should focus on the five primary municipalities identified in the NSP 1 Plan (Mundelein, North Chicago, Round Lake Beach, Waukegan and Zion).

The HUD focus on impact strengthens the decision to continue to focus on the five primary municipalities identified in the NSP 1 Plan. To measure impact, the HUD Need Score dataset also includes an estimate of the properties which the program will need to purchase in a given area to ensure that the NSP Program has a measurable impact. By ensuring that NSP 1 and NSP 3 target areas overlap, both rounds of NSP funding (the NSP 3 grant and the NSP 1 program income) can be brought to bear on each target area in succession to meet the impact goals. With only \$1.37 million in NSP 3 funding, it is important to augment these funds to ensure that the program can address as many areas as possible.

The second step in the planning process was to reach out to each of the five municipalities to determine the locally recommended boundaries for areas of greatest need within each community. Lake County Community Development staff met with representatives of each of the five municipalities to discuss the boundaries, providing local stakeholders with maps detailing NSP 3 Need Scores, locations of NSP 1 properties within the municipality and County foreclosure data. Based on these discussions, specific target areas within each municipality were



determined along with recommended activities to occur within each area. Lake County staff also drove each area of greatest need to review the housing stock and ensure that the intended eligible uses could successfully be undertaken given HUD guidance on program design. The final step in the planning process was the compilation of the recommended areas of greatest need for each municipality and the determination of how to organize these areas as part of a holistic plan. The NSP 1 program informs the tiered approach proposed in this Plan. Four organizations are responsible for implementing the County's NSP 1 Plan. The cities of North Chicago and Waukegan administer NSP 1 within the boundaries of each city. The Affordable Housing Corporation of Lake County (AHC) is responsible for implementing the County's program in the remainder of Lake County. The County's fourth partner, Lake County Residential Development Corporation (LCRDC), was selected through an RFP process to rehabilitate an 18 unit apartment complex in Zion that will address the 25% low income requirement. The NSP 3 Plan mirrors this structure and results in a tiered approach.

Ensuring Continued Affordability:

The long-term affordability requirements will be the HOME program standards at 24 CFR 92.252(a), (c), (e), and (f), and 92.254. Additionally, the Resale and Recapture provisions outlined in the Lake County Consortium's Annual Action Plan apply to NSP assisted foreclosed and rehabilitated properties.

NSP-assisted units must remain affordable for the following terms (based on the average subsidy per unit). Enforcement of the affordability period will be through mortgage and deed restrictions.

- Rehabilitation of less than \$15,000 5 years
- Rehabilitation of \$15,000 - \$40,000 10 years
- Rehabilitation of \$40,000 + 15 years

If NSP funds assist a property that was previously assisted with HOME funds, but on which the affordability restrictions were terminated through foreclosures or transfer in lieu of foreclosure, the NSP recipient must revive the HOME affordability restrictions for the greater of the remaining period of HOME affordability or the continuing affordability requirements of the NSP program.

Definition of Blighted Structure:

A structure is blighted when it exhibits objectively determinable signs of deterioration sufficient to constitute a threat to human health, safety, and public welfare. The objectively determinable signs of deterioration shall be the same as that found in the local ordinances which govern the area of greatest need in which the activity is occurring.

Definition of Affordable Rents:

Per the NSP requirements, Lake County must define "affordable rents" and the continued affordability standards and enforcement mechanisms that it will apply for each/all of its NSP activities. Lake County adopts the HOME program standards at 24 CFR 92.252(a), (c), (e), and (f), and 92.254.

Housing Rehabilitation/New Construction Standards:

Per the NSP requirements, any rehabilitation of an abandoned or foreclosed home or residential property shall be to the extent necessary to comply with applicable laws, codes, and other requirements relating to housing safety, quality, and habitability, in order to sell, rent or redevelop such homes and properties. More specific requirements include:

- All gut rehabilitation or new construction (i.e., general replacement of the interior of a building that may or may not include changes to structural elements such as flooring systems, columns or load bearing interior or exterior walls) of residential buildings up to three stories must be designed to meet the standard for Energy Star Qualified New Homes.
- All gut rehabilitation or new construction of mid -or high-rise multifamily housing must be designed to meet American Society of Heating, Refrigerating, and Air-Conditioning Engineers (ASHRAE) Standard 90.1-2004, Appendix G plus 20 percent (which is the Energy Star standard for multifamily buildings piloted by the Environmental Protection Agency and the Department of Energy).
- Other rehabilitation must meet these standards to the extent applicable to the rehabilitation work undertaken, e.g., replace older obsolete products and appliances (such as windows, doors, lighting, hot water heaters, furnaces, boilers, air conditioning units, refrigerators, clothes washers and dishwashers) with Energy Star-46 labeled products.
- Water efficient toilets, showers, and faucets, such as those with the WaterSense label, must be installed.
- Where relevant, the housing should be improved to mitigate the impact of disasters (e.g., earthquake, hurricane, flooding, fires).

As identified within the 2010-2014 Housing and Community Development Consolidated Plan, "substandard conditions" is defined as "the quality of housing not in compliance with local housing code or Federal Housing Quality Standards (HQS), whichever is stricter." Substandard condition but suitable for rehabilitation is defined as "the quality of housing with deficiencies economically feasible to correct." Housing, in substandard condition but suitable for rehabilitation, can be repaired according to local building codes and HQS and then be returned to the housing stock as safe, decent and sanitary.

>As stated within the Consolidated Plan - Needs Section for Lake County's Housing Rehabilitation Goal:

>"Although the majority of Lake County's housing stock is in generally good condition, pockets of substandard housing exist throughout the County, especially in low-income areas. Rehabilitation of both rental and ownership units are needed to improve these units to decent, safe and sanitary condition. In addition, the acquisition and rehabilitation of existing residential properties creates opportunities to increase the supply of affordable rental and ownership units."

>Use of NSP-funding for the acquisition and rehabilitation of vacant and foreclosed properties for (future) income eligible occupants will assist in this effort.

Vicinity Hiring:

The heightened Section 3 requirements will be met through the following activity specific measures:



- Through the low-income component of its NSP 1 program, Lake County’s partners have complied with existing Section 3 requirements, including soliciting Zion-based contractors as part of bid packages for project work. Similarly, Lake County will require that any user of the 25% funds identify and solicit local contractors employing individuals within the targeted area and will provide a preference for contractors who address the heightened Section 3 requirement.
- AHC currently operates a housing rehabilitation program which utilizes local contractors who draw workers from throughout Lake County. A preference for contractors who employ workers from within the area of greatest need will be fostered by the inclusion of such targeted employment as a criterion in the bidding process.
- The City of North Chicago currently operates a housing rehabilitation program which utilizes local contractors who draw workers from the City of North Chicago. A preference for contractors who have or will employ workers from within the areas of greatest need will be fostered by the inclusion of such targeted employment as an aspect of the bidding process.
- The City of Waukegan currently operates a housing rehabilitation program which utilizes local contractors who draw workers from the City of Waukegan. A preference for contractors who have or will employ workers from within the areas of greatest need will be fostered by the inclusion of such targeted employment as a criterion of the bidding process.

Procedures for Preferences for Affordable Rental Dev.:

Lake County will show a preference for the dual requirements for targeting to low-income households and for the preference for the development of rental units through Activity NSP3-1. The relationship between the use of these funds and their impact on a target area will be addressed through the application process for the funds. This process will require that applicants explain how the inclusion of low income housing, whether rental or for-sale, fits in as part of the overall NSP plan for a given area of greatest need. As part of the application process, a preference shall be made for rental housing developments provided that the proposed rental housing fits within the overall plan to stabilize a given target area.

Grantee Contact Information:

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Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$2,694,858.86
Total Budget	\$1,324,437.86	\$2,694,858.86
Total Obligated	\$0.00	\$1,370,421.00
Total Funds Drawdown	\$9,274.30	\$9,274.30
Program Funds Drawdown	\$9,274.30	\$9,274.30
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00



Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$205,563.15	\$0.00
Limit on Admin/Planning	\$137,042.10	\$9,274.30
Limit on State Admin	\$0.00	\$9,274.30

Progress Toward Activity Type Targets

Activity Type	Target	Actual
Administration	\$137,042.10	\$137,042.00

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$342,605.25	\$342,606.00

Overall Progress Narrative:

Lake County anticipates starting its NSP3 program in earnest in March 2012. While staffing issues have slowed down its implementation, the success of Waukegan, North Chicago and AHC in the NSP 1 program ensures that Lake County can move quickly to expend funds within the targeted areas. AHC has purchased a home within the Mundelein 1 Target Area. Waukegan and North Chicago are looking for units to acquire based on Lake County research as well.

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
NSP3 -1, NSP3 25%	\$0.00	\$342,606.00	\$0.00
NSP3 -2, NSP3 Housing Rehabilitation	\$0.00	\$2,215,210.87	\$0.00
NSP3 -3, NSP3 Admin	\$9,274.30	\$137,042.00	\$9,274.30



Activities

Grantee Activity Number:	NSP3 -1
Activity Title:	NSP3 25% Set-Aside/ Rental Housing

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP3 -1

Projected Start Date:

03/15/2011

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

NSP3 25%

Projected End Date:

03/15/2014

Completed Activity Actual End Date:

Responsible Organization:

Lake County CD Division

Overall	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$342,606.00
Total Budget	\$0.00	\$342,606.00
Total Obligated	\$0.00	\$342,606.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
Lake County CD Division	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

All actions undertaken as part of this activity shall address the 25% low-income requirement. As part of the application process, a preference shall be made for rental housing developments provided that the proposed rental housing fits within the overall plan to stabilize a given target area.

Location Description:

Funds shall be available for application by existing subgrantees or by non-profit developers on a rolling basis to develop for-sale or rental projects which will meet the 25% low-income requirements within any "active" area of greatest need.

Activity Progress Narrative:

Lake County has prepared a model NSP subrecipient contract for review by the States Attorneys office. In the contract, it allows Waukegan, North Chicago and AHC to access the funding for units sold or rented to households making less than 50% of the area median income on a first-come first-serve basis.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# ELI Households (0-30% AMI)	0	0/0



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/3
# of Multifamily Units	0	0/0
# of Singlefamily Units	0	0/3

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	0	0	0/3	0/0	0/3	0
# Owner Households	0	0	0	0/3	0/0	0/3	0
# Renter Households	0	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: NSP3 -2A

Activity Title: Lake County NSP3

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP3 -2

Projected Start Date:

03/15/2011

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

NSP3 Housing Rehabilitation

Projected End Date:

03/15/2014

Completed Activity Actual End Date:

Responsible Organization:

Affordable Housing Corporation of Lake County

Overall

	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$1,162,205.04
Total Budget	\$672,280.04	\$1,162,205.04
Total Obligated	\$0.00	\$489,925.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
Affordable Housing Corporation of Lake County	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

The activities undertaken in the identified areas of greatest need within the remainder of Lake County will be a continuation of the NSP 1 purchase/rehabilitation/resale program combined with the selected demolition of units which meet the definition of blighted under this Plan to ensure the viability of the purchase/rehabilitation/resale model. It should be noted that if homes are unable to be resold, homes purchased and rehabilitated may also be made rental units. The demolition of units will occur through the emergency demolition of selected properties based on an evaluation by AHC in consultation with local code enforcement staff in accordance with the blight definition found within this Plan. Once a structure is demolished, a lien will be placed on the property containing the required affordability restriction. Before development of the property can take place, the lien must be repaid. Any demolition activities in Lake County would most likely occur in Zion 2.

Location Description:

- Mundelein Area of Greatest Need - Area bounded by Courtland Street to the north, Allanson Road to the south, Lake Street and Lake Terrace to the west, and Cedar Street / vacant land to the east.
- Round Lake Beach Area of Greatest Need - Area bounded by the single family subdivision properties that are across the street from the Countryside Hills Subdivision and northeast of the Cedar Lake Road and Rollins Road intersection.
- Zion Area of Greatest Need - Area bounded by 21st Street/Bethlehem Boulevard walkway to the north, 27th Street to the south, Galilee Avenue to the west, and Gabriel Avenue to the east.

Activity Progress Narrative:

Lake County Staff has provided AHC with data on potential purchase opportunities in Mundelein Area 1. Given this information, AHC has 121 S. Archer under contract and should close on it in the upcoming quarter, marking the first acquisition within an NSP3 target area. While progress remains slow due to staffing bottlenecks at the County, we seek to maximize the use of NSP3 and NSP1. Therefore Lake County is considering allowing AHC to operate in both the Round Lake 1 and the Mundelein



1 target areas at the same time due to the large amount of program income available for NSP1 (currently \$463,000). The NSP3 Plan assumed that only enough NSP1 program income would be available to purchase 1 home. AHC's success far outstripped the County's conservative projects. Lake County Staff seeks comment from HUD on whether such an allowance is permissible.

Accomplishments Performance Measures

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

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Housing Units	0	0/7
# of Multifamily Units	0	0/0
# of Singlefamily Units	0	0/7

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	0	0	0/0	0/5	0/5	0
# Owner Households	0	0	0	0/0	0/5	0/5	0
# Renter Households	0	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: NSP3 -2B
Activity Title: North Chicago NSP3

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP3 -2

Projected Start Date:

03/15/2011

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

NSP3 Housing Rehabilitation

Projected End Date:

03/15/2014

Completed Activity Actual End Date:

Responsible Organization:

City of North Chicago

Overall	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$500,796.67
Total Budget	\$322,641.67	\$500,796.67
Total Obligated	\$0.00	\$178,155.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
City of North Chicago	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

The activities undertaken in the identified areas of greatest need within the City of North Chicago will be a continuation of the NSP 1 purchase/rehabilitation/resale program combined with the selected demolition of units which meet the definition of blighted under this Plan to ensure the viability of the purchase/rehabilitation/resale model. The demolition of units will occur through the emergency demolition of selected properties based on an evaluation by the City of North Chicago in accordance with the blight definition found within this Plan. Once a structure is demolished, a lien will be placed on the property containing the required affordability restriction. Before development of the property can take place, the lien must be repaid.

Location Description:

- North Chicago Area of Greatest Need 1 - Area bounded by 12th Street to the north, 14th Street to the south, Glenn Drive to the west, and Sheridan Road to the east.
- North Chicago Area of Greatest Need - Area bounded by 10th Street to the north, 12th Street to the south, Glenn Drive to the west, and Sheridan Road to the east.

Activity Progress Narrative:

With the successful sales of 2 NSP1 homes, North Chicago is expected to be acquiring properties in North Chicago Target Area 1 in the upcoming quarter. Lake County staff provided North Chicago with information on current and future foreclosures within the area that should be targeted for purchase.



Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/4
# of Singlefamily Units	0	0/4

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	0/4	0/4	0
# Owner Households	0	0	0	0/0	0/4	0/4	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:	NSP3 -2C
Activity Title:	Waukegan NSP3

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

NSP3 -2

Project Title:

NSP3 Housing Rehabilitation

Projected Start Date:

03/15/2011

Projected End Date:

03/15/2014

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

City of Waukegan

Overall	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$552,209.15
Total Budget	\$329,516.15	\$552,209.15
Total Obligated	\$0.00	\$222,693.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
City of Waukegan	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

The activities undertaken in the identified areas of greatest need within the City of Waukegan will be a continuation of the NSP 1 purchase/rehabilitation/resale program combined with the selected demolition of units which meet the definition of blighted under this Plan to ensure the viability of the purchase/rehabilitation/resale model. It should be noted that if homes are unable to be resold, homes purchased and rehabilitated may also be made rental units. The demolition of units will occur through the emergency demolition of selected properties based on an evaluation by the City of Waukegan in accordance with the blight definition found within this Plan. Once a structure is demolished, a lien will be placed on the property containing the required affordability restriction. Before development of the property can take place, the lien must be repaid. Any demolition activities in Waukegan would most likely occur in Area 2.

Location Description:

- Waukegan Area of Greatest Need 1 - Area bounded by 10th Street to the north, 14th Street to the south, Lewis Avenue to the west, and Glenn Drive to the east.
- Waukegan Area of Greatest Need 2 - Area is bounded by two large sections separated by the east-west ComEd high tension power lines: The northern portion is bounded by Sunset Avenue to the north, the ComED lines to the south, McAree Road to the west, and the non-commercial lots of Lewis Avenue to the east. The southern portion is bounded by the ComEd lines to the north, Glen Flora Avenue to the south, McAree Road and Delaware Road to the west, and the non-commercial lots of Lewis Avenue to the east.

Activity Progress Narrative:

With the successful sale of multiple NSP1 homes, Waukegan is expected to be acquiring properties in Waukegan Target Area 1 in the upcoming quarter. Lake County staff provided Waukegan with information on current and future foreclosures within the area that should be targeted for purchase. While progress remains slow due to staffing bottlenecks, Lake County is



seeking to make maximum use of NSP3 and NSP1. Therefore Lake County is considering allowing Waukegan to operate in both the Waukegan Target Area 1 and the Waukegan Target Area 2 at the same time due to the large amount of program income available for NSP1 (currently \$200,000 with an additional \$400,000 from planned sales in the upcoming quarter). The NSP3 Plan assumed that only enough NSP1 program income would be available to purchase 1 home. Waukegan's success far outstripped the County's conservative projects. Lake County Staff seeks comment from HUD on whether such an allowance is permissible.

Accomplishments Performance Measures

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

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		0/3	
# of Singlefamily Units	0		0/3	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	0	0	0/0	0/0	0/3	0
# Owner Households	0	0	0	0/0	0/0	0/3	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: NSP3 -3

Activity Title: Lake County NSP3 Administration

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

NSP3 -3

Project Title:

NSP3 Admin

Projected Start Date:

03/15/2011

Projected End Date:

03/15/2014

Benefit Type:

N/A

Completed Activity Actual End Date:

National Objective:

N/A

Responsible Organization:

Lake County CD Division

Overall

	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$137,042.00
Total Budget	\$0.00	\$137,042.00
Total Obligated	\$0.00	\$137,042.00
Total Funds Drawdown	\$9,274.30	\$9,274.30
Program Funds Drawdown	\$9,274.30	\$9,274.30
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
Lake County CD Division	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

These funds will be used primarily for the general management, oversight and coordination of the Community Development Block Grant funded Neighborhood Stabilization Program. A portion of these funds will also be used for planning costs in connection with the development and certification of this Plan, the development of various performance report documents, and the development of continued application procedures in addition to general NSP project and program management activities. In addition, some of these funds may be used for special planning studies (if needed or requested). These funds will also be used to provide technical assistance for prospective CDBG funded NSP eligible local governments and/or non-profit agencies, NSP related training/workshops, and review of NSP funded project performance. Included as project administration activities is the County-wide standardization of NSP-related costs for:

- Contracted title services to identify/confirm post-foreclosure ownership (1 per house estimated at \$100 each);
- Appraisal services for post-foreclosure Fair Market Value determinations and post-rehabilitation housing purchase valuations (2 per house estimated at \$300 each);
- Legal representation to ensure NSP-required program and legal compliance during the acquisition of foreclosed properties for upfront legal costs (estimated at \$1,000 per house) and at each post-rehabilitation closing (1 per house estimated at \$350 each); and
- Contracted title services to identify/confirm post-closing NSP-required low and moderate income ownership, including NSP household eligibility and NSP period of affordability restrictions (1 per house estimated at \$100 each).

Location Description:

NA

Activity Progress Narrative:



One of Lake County's two housing staff members left for another job in mid-October. Since that time the remaining staff managed both the HOME and the NSP program. Due to this staffing issue, Lake County is only now seeking comment from the States Attorneys office a model NSP subrecipient contract. With the addition of a new housing staff member at the beginning of February, Lake County anticipates completion of the NSP3 contracts for Waukegan, North Chicago and AHC by March 1, 2012, after which expenditure of funds will begin.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

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	
