

**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

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

Cook County, IL

**Contract End Date:**

03/31/2013

**Review by HUD:**

Reviewed and Approved

**Grant Award Amount:**

\$28,156,321.00

**Grant Status:**

Active

**QPR Contact:**

No QPR Contact Found

**LOCCS Authorized Amount:**

\$28,156,321.00

**Estimated PI/RL Funds:**

\$0.00

**Total Budget:**

\$28,156,321.00

**Disasters:****Declaration Number**

No Disasters Found

**Narratives****Areas of Greatest Need:****Distribution and and Uses of Funds:****Definitions and Descriptions:****Low Income Targeting:****Acquisition and Relocation:****Public Comment:****Overall****Total Projected Budget from All Sources****This Report Period****To Date**

N/A

\$23,178,880.00

**Total Budget**

\$0.00

\$23,178,880.00

**Total Obligated**

\$5,756,093.41

\$5,756,093.41

**Total Funds Drawdown**

\$36,149.50

\$36,149.50

**Program Funds Drawdown**

\$36,149.50

\$36,149.50

**Program Income Drawdown**

\$0.00

\$0.00

**Program Income Received**

\$0.00

\$0.00

**Total Funds Expended**

\$0.00

\$0.00



<b>Match Contributed</b>	\$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	\$4,223,448.15	\$0.00
Limit on Admin/Planning	\$2,815,632.10	\$36,149.50
Limit on State Admin	\$0.00	\$36,149.50

## Progress Toward Activity Type Targets

## Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$7,039,080.25	\$10,872,373.56

## 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
N09-B, ACQUISITION/REHABILITATION	\$0.00	\$18,940,689.00	\$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

**Project # / Title:** N09-B / ACQUISITION/REHABILITATION

**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

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

ACQUISITION/REHABILITATION

**Projected End Date:**

08/02/2010

**Completed Activity Actual End Date:**

**Responsible Organization:**

ANCHOR MANAGEMENT

**Overall**

**Total Projected Budget from All Sources**

**Jan 1 thru Mar 31, 2010**

N/A

**To Date**

\$1,337,773.12

**Total Budget**

\$0.00

\$1,337,773.12

**Total Obligated**

\$339,506.00

\$339,506.00

**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

**Match Contributed**

\$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 Cornell, Calumet City; 3601 Blackstone, Markham; 4187 186th, Country Club Hills; 5309 Arguilla, Richton Park, 215 Early, Park Forest; and 339 Nassau St. Park Forest.

**Activity Progress Narrative:**



## Accomplishments Performance Measures

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

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

## 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	

---

**Grantee Activity Number:** N09-01-B-25%

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

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

N09-B

**Projected Start Date:**

10/01/2009

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

ACQUISITION/REHABILITATION

**Projected End Date:**

08/02/2010

**Completed Activity Actual End Date:**

**Responsible Organization:**

ANCHOR MANAGEMENT

Overall	Jan 1 thru Mar 31, 2010	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$426,721.73
<b>Total Budget</b>	\$0.00	\$426,721.73
<b>Total Obligated</b>	\$1,212,020.41	\$1,212,020.41
<b>Total Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$0.00
ANCHOR MANAGEMENT	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

REABILITATION OF SINGLE FAMILY STRUCTURE PURCHASED BY COOK COUNTY - HUD REO (JUMPSTART

**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.

**Accomplishments Performance Measures**

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



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

### 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	0/0	0	
# Owner 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:** N09-27-B-M1-25%  
**Activity Title:** ANCHOR-RIVERDALE - MULTIFAMILY 25% SET-ASIDE #1

**Activity Category:**  
 Rehabilitation/reconstruction of residential structures  
**Project Number:**  
 N09-B  
**Projected Start Date:**  
 03/08/2010  
**Benefit Type:**  
 Direct ( HouseHold )  
**National Objective:**  
 NSP Only - LH - 25% Set-Aside

**Activity Status:**  
 Under Way  
**Project Title:**  
 ACQUISITION/REHABILITATION  
**Projected End Date:**  
 09/01/2010  
**Completed Activity Actual End Date:**  
  
**Responsible Organization:**  
 ANCHOR MANAGEMENT

Overall	Jan 1 thru Mar 31, 2010	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$1,385,387.00
<b>Total Budget</b>	\$0.00	\$1,385,387.00
<b>Total Obligated</b>	\$82,500.00	\$82,500.00
<b>Total Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$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.

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
<b># of Properties</b>	0	0/2



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/30
# of Multifamily Units	0	0/30

### 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	

---



**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

**Benefit Type:**  
 Direct ( HouseHold )

**Completed Activity Actual End Date:**

**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	\$2,400.00
Total Budget	\$0.00	\$2,400.00
Total Obligated	\$505,151.00	\$505,151.00
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
Match Contributed	\$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:**

**Accomplishments Performance Measures**

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



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

### 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	0/0	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	

## Project # / Title: N09-E / PROPERTY REDEVELOPMENT

**Grantee Activity Number:** N09-08-E  
**Activity Title:** FHCSO Rehabilitation

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

**Project Number:**  
N09-E

**Projected Start Date:**  
03/17/2010

**Benefit Type:**  
Direct ( HouseHold )

**National Objective:**  
NSP Only - LMMI

**Activity Status:**  
Under Way

**Project Title:**  
PROPERTY REDEVELOPMENT

**Projected End Date:**  
12/31/2012

**Completed Activity Actual End Date:**

**Responsible Organization:**  
Ford Heights Community Service Organization

Overall	Jan 1 thru Mar 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$1,036,350.00
Total Budget	\$0.00	\$1,036,350.00
Total Obligated	\$987,000.00	\$987,000.00



<b>Total Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

This activity is pending. Awaiting submittal of additional documentation

**Location Description:**

- 1323 Berkley Ave Ford Heights, IL

**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.

**Accomplishments Performance Measures**

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

**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	



<b>Grantee Activity Number:</b>	<b>N09-13-E</b>
<b>Activity Title:</b>	<b>IFF - Public Service</b>

**Activity Category:**

Public services

**Project Number:**

N09-E

**Projected Start Date:**

03/18/2010

**Benefit Type:**

Area ( )

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

PROPERTY REDEVELOPMENT

**Projected End Date:**

12/31/2012

**Completed Activity Actual End Date:**

**Responsible Organization:**

IFF

<b>Overall</b>	<b>Jan 1 thru Mar 31, 2010</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$2,797,916.00
<b>Total Budget</b>	\$0.00	\$2,797,916.00
<b>Total Obligated</b>	\$1,900,000.00	\$1,900,000.00
<b>Total Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$0.00
IFF	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

3 Community Facilities.

**Location Description:**

- 418 W. 138th, Riverdale, IL,
- 943-47 Lincoln Highway, Ford Heights, IL
- 3300-3328 W 159th Street Markham, IL

**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.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	0/0



# of Public Facilities	0	0/3
------------------------	---	-----

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

### 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	0/0	0
# Owner 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	



<b>Grantee Activity Number:</b>	<b>N09-31-E</b>
<b>Activity Title:</b>	<b>CC Public Facilities/Housing</b>

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

**Project Number:**  
N09-E

**Projected Start Date:**  
02/01/2010

**Benefit Type:**  
Direct ( HouseHold )

**National Objective:**  
NSP Only - LMMI

**Activity Status:**  
Under Way

**Project Title:**  
PROPERTY REDEVELOPMENT

**Projected End Date:**  
12/31/2010

**Completed Activity Actual End Date:**

**Responsible Organization:**  
Cook County Dept. of Planning & Dev.

<b>Overall</b>	<b>Jan 1 thru Mar 31, 2010</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$90,450.00
<b>Total Budget</b>	\$0.00	\$90,450.00
<b>Total Obligated</b>	\$300.00	\$300.00
<b>Total Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**  
Rehabilitation of a single family residential property.

**Location Description:**  
14117 S. Edbrooke Ave, Riverdale, IL

**Activity Progress Narrative:**

### Accomplishments Performance Measures

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	0/1
	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>



# of Housing Units	0	0/1
# of Singlefamily Units	0	0/1

## 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	0/0	0
# Owner 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	

## Project # / Title: N09-F / ADMINISTRATION

<b>Grantee Activity Number:</b>	<b>N09-31-F</b>
<b>Activity Title:</b>	<b>Administration</b>

### Activity Category:

Administration

### Project Number:

N09-F

### Projected Start Date:

11/03/2008

### Benefit Type:

( )

### National Objective:

N/A

### Activity Status:

Under Way

### Project Title:

ADMINISTRATION

### Projected End Date:

12/31/2012

### Completed Activity Actual End Date:

### Responsible Organization:

Cook County Dept. of Planning & Dev.

## Overall

Total Projected Budget from All Sources

### Jan 1 thru Mar 31, 2010

N/A

### To Date

\$2,813,232.00

Total Budget

\$0.00

\$2,813,232.00

Total Obligated

\$729,616.00

\$729,616.00

Total Funds Drawdown

\$36,149.50

\$36,149.50



<b>Program Funds Drawdown</b>	\$36,149.50	\$36,149.50
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$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:**

**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

