

Grantee: Cook County, IL

Grant: B-13-US-17-0001

April 1, 2021 thru June 30, 2021 Performance Report

Grant Number:

B-13-US-17-0001

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

Cook County, IL

Contract End Date:

09/30/2025

Review by HUD:

Reviewed and Approved

Grant Award Amount:

\$83,616,000.00

Grant Status:

Active

QPR Contact:

No QPR Contact Found

LOCCS Authorized Amount:

\$83,616,000.00

Estimated PI/RL Funds:

\$2,118,378.10

Total Budget:

\$85,734,378.10

Disasters:

Declaration Number

FEMA-4116-IL

Narratives

Disaster Damage:

1. Needs Assessment: The ongoing Needs Assessment evaluates the three core aspects of recovery - housing, infrastructure, and economic development - related to the declared flooding disaster that occurred between April 16th and May 5th, 2013. Updated Needs Assessment. As part of Cook County's Disaster Recovery Program design, the County conducted a preliminary need assessment as part of its initial Action Plan published in March 2014. Program categories and funded projects have been adjusted over the life of the Program as flooding impacts and associated needs information has evolved. Since 2014, Cook County has amended its Action Plan four times. In order to gain a fuller understanding of the scope and extent of related needs, Cook County DPD consulted with, and reviewed research developed by, other County departments and local/regional/state/federal agencies working in the disaster management/mitigation arena including the Cook County Departments of Homeland Security and Emergency Management, Environmental Control, Transportation and Highways, the Cook County Forestry Preserve District, the Illinois and Federal Emergency Management Agencies (IEMA, and FEMA, respectively), the Metropolitan Water Reclamation District (MWRD), the Center for Neighborhood Technology (CNT), the U.S. Army Corps of Engineers (USACE), and municipal and township leaders. The latter municipal consultations included surveys completed by municipal officials, discussions of geographic areas most affected by the 2013 flood disaster, and identification of key related projects. The initial needs assessment, conducted in calendar year 2014, noted substantial flooding documented throughout Cook County during the Spring of 2013 (February through April), with significant damage occurring along the Des Plaines River watershed that initiates in Wisconsin, flows into Cook County, and includes small tributaries running through the majority of the County. There are several smaller tributaries that flow into the river heading south and into the Illinois River. Independent studies, inclusive of the County, focused upon disaster issues have proven extremely valuable. First, USACE recently conducted a full study of the Upper Des Plaines River Watershed. MWRD, who is charged with stormwater management for all of Cook County, has also completed Detailed Watershed Plans for the six major watersheds in Cook County. Additionally, the County solicited and reviewed extensive FEMA/IEMA data on funding provided to individual affected homeowners as a result of the flooding to gain a stronger understanding of the geographic distribution of existing assistance. Cook County's Department of Homeland Security and Emergency Management developed a Hazard Mitigation Plan which specifically outlines the needs for those who have experienced flooding within Cook County boundaries. The County has also reviewed FEMA Risk MAP assessments conducted in more than 20 municipalities in suburban Cook County. Lastly, a study by CNT, which focused on urban flooding and analyzed individual claims to FEMA/IEMA, as well as private insurers, helped to provide a fuller picture of the prevalence and location of the flooding impacts, related needs, and leverage of additional resources. Recognizing that broad community input was needed as part of this needs assessment, the County developed and transmitted an electronic survey to more than 200 stakeholder groups including more than 1

Disaster Damage:

30 local municipalities and more than 70 housing providers throughout the County regarding flood impacts in their community and to their properties. (Note: The survey responses were last updated for Amendment 1 and are available upon request).

Recovery Needs:

2. Connections between Needs and Allocation(s) of Funds: The above assessment has identified a significant need for resources to address housing and infrastructure projects and initiatives in suburban Cook County. As a result, the allocation of CDBG-DR funding is focused on the following activity categories.-Strategic Acquisition and Buyout Programs - A significant need exists for property acquisition and buyout activity in suburban Cook County. IEMA, USACE, and IDNR all indicate the need for resources to support this activity. IEMA's most recent round of Hazard Mitigation Grant Program applications related to the April 2013 flooding resulted in buyout requests that far exceeded the available funding. IEMA's program also requires



a local match. MWRD has also initiated a buyout program this year. Given the high benefit-cost ratio typically associated with buyouts, the County is proposing to allocate a significant amount to this activity. The County will work with partners like the Forest Preserve District of Cook County and local park districts to identify the proper future ownership and use of the subject properties. Given the buyout resources available from other entities, as well as Cook County's recent success obtaining additional FEMA funding for buyouts, Cook County is reducing its allocation to the Strategic Acquisition category.- Residential Resilience - Based on consultations and a review of FEMA Housing Assistance data, a significant unmet need likely remains on homes impacted by last year's flooding. The County will continue working with IEMA, local jurisdictions, and other partners to gain a more detailed understanding of the unmet need, but currently anticipates supporting rehabilitation and remediation efforts in the two sub-regions of suburban Cook County: south and north with the dividing line as 39th Street. At this time, the scope of the rehab/remediation will focus on flood mitigation and clean up. The County will also make sure to remediate any lead-based paint that is found.-Infrastructure - As noted in the above needs assessment, MWRD has identified a strong pipeline of infrastructure projects to address flooding issues in suburban Cook County. In many cases, local resources or a local match is needed to move the projects forward. Some of these projects are proceeding very soon, making them good candidates for partnership with the CDBG-DR funding. The County will continue working with the above partners, Cook County Departments of Transportation and Highways, and local jurisdictions to identify the infrastructure projects that align best with the purpose and eligibility requirements of the CDBG-DR funding. Given the identified need and required funding, the County has made a significant allocation for this activity category. The Infrastructure category is receiving a slightly increased allocation to accommodate a planned program to support design and engineering of solutions to flooding problems with a connection to the Spring 2013 disaster.-Housing Construction and Rehabilitation - The needs assessment identified an unmet need for over 400 units of permanent housing (PSH) in suburban Cook County. Given the high cost of housing in the north and northwest, and the recent PSH projects in the south and west suburbs, the County may focus these resources in the north/northwest and western part of the Cook County. The County will work with local jurisdictions and oth

Recovery Needs:

er partners to identify projects that best meet these unmet needs in disaster-impacted areas. Note the majority of the projects anticipated to be completed will be highly leveraged and using the Low Income Housing Tax Credit (LIHTC) as allocated by the Illinois Housing Development Authority (IHDA). See SA #5 for Down-Payment Assistance and Planning narratives.

Overall	This Report Period	To Date
Total Projected Budget from All Sources	(\$54,428.00)	\$85,679,950.10
Total Budget	(\$54,428.00)	\$85,679,950.10
Total Obligated	(\$54,428.00)	\$84,774,326.19
Total Funds Drawdown	\$308,219.04	\$47,902,584.48
Program Funds Drawdown	\$308,219.04	\$47,072,045.67
Program Income Drawdown	\$0.00	\$830,538.81
Program Income Received	\$1,174,488.72	\$2,005,027.53
Total Funds Expended	\$0.00	\$46,059,911.42
HUD Identified Most Impacted and Distressed	\$0.00	\$0.00
Other Funds	\$ 0.00	\$ 0.00
Match Funds	\$ 0.00	\$ 0.00
Non-Match Funds	\$ 0.00	\$ 0.00

Funds Expended

Overall	This Period	To Date
BEDS Plus Care, Inc.	\$ 0.00	\$ 820,428.44
Loyola University Chicago	\$ 0.00	\$ 3,028,628.68
Melrose Park Veteran Housing LP	\$ 0.00	\$ 25,241.19
Neighborhood Housing Services	\$ 0.00	\$ 538,503.75
North West Housing Partnership	\$ 0.00	\$ 47,270.09
Presidio Capital LLC.	\$ 0.00	\$ 312,121.55
UP Development LLC	\$ 0.00	\$ 0.00
Village of Berkeley	\$ 0.00	\$ 1,957,622.00
Village of Glenview	\$ 0.00	\$ 0.00
Village of Riverdale	\$ 0.00	\$ 7,545,661.72
Village of Wheeling	\$ 0.00	\$ 2,982,761.45
Barrington Township	\$ 0.00	\$ 9,925.00
Center for Neighborhood Technology	\$ 0.00	\$ 475,566.59
Chicago Metropolitan Agency for Planning	\$ 0.00	\$ 470,887.64
Communities for Veterans Development LLC	\$ 0.00	\$ 933,081.00
Cook County	\$ 0.00	\$ 12,153,989.67



Cook County Dept. of Planning & Dev.	\$ 0.00	\$ 9,722,523.66
Daveri Development Group LLC	\$ 0.00	\$ 142,399.81
Ford Heights Cooperative	\$ 0.00	\$ 4,893,299.18

Progress Toward Required Numeric Targets

Requirement	Target	Projected	Actual
Overall Benefit Percentage	50.00%	57.40%	66.81%
Minimum Non Federal Match	\$.00	\$.00	\$.00
Overall Benefit Amount	\$39,759,348.32	\$45,608,729.99	\$29,276,621.01
Limit on Public Services	\$12,542,400.00	\$.00	\$.00
Limit on Admin/Planning	\$16,723,200.00	\$6,215,681.47	\$4,083,202.35
Limit on Admin	\$4,180,800.00	\$4,180,000.00	\$2,908,717.80
Most Impacted and Distressed	\$83,616,000.00	\$.00	\$.00

Overall Progress Narrative:

30 day extension for the QPR submission has been granted by our HUD Representative. A catch-all report will be submitted for comprehensive review of narratives, expenditures, PI edits and budget modifications.

Project Summary

Project #, Project Title	This Report	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
9999, Restricted Balance	\$0.00	\$0.00	\$0.00
R1-DR-ADM, R1-Administration	\$0.00	\$270,000.00	\$270,000.00
R1-DR-HCR, R1-Housing Construction and Rehabilitation	\$0.00	\$730,000.00	\$730,000.00
R1-DR-IN, R1-Infrastructure	\$0.00	\$2,000,000.00	\$2,000,000.00
R1-DR-PL, R1-Planning	\$0.00	\$0.00	\$0.00
R2-DR-ACQ-B-E, R2-Strategic Buyout-EXTENDED	\$0.00	\$1,970,539.77	\$1,970,539.77
R2-DR-ADM, R2-Administration	\$0.00	\$476,676.00	\$476,676.00
R2-DR-HCR, R2-Housing Construction and Rehabilitation	\$0.00	\$6,640,914.75	\$6,640,914.75
R2-DR-IN, R2-Infrastructure	\$0.00	\$900,000.00	\$900,000.00
R2-DR-PL, R2-Planning	\$0.00	\$697,879.95	\$697,879.95
R2-DR-SFR, R2-Rehabilitation/Remediation	\$0.00	\$73,989.53	\$73,989.53
R3-DR-ACQ-B, R3-Strategic Buyout	\$0.00	\$2,613,412.18	\$2,613,412.18
R3-DR-ACQ-B-E, R3-Strategic Buyout-EXTENDED	\$0.00	\$3,620,265.72	\$494,240.80
R3-DR-ACQ2, R3-Strategic Acquisition	\$0.00	\$0.00	\$0.00
R3-DR-ADM, R3-Administration	\$0.00	\$1,107,781.44	\$1,107,781.44
R3-DR-HCR, R3-Housing Construction and Rehabilitation	\$0.00	\$4,568,808.37	\$4,568,808.37
R3-DR-HCR-E, R3-Housing Construction and Rehabilitation-	\$0.00	\$2,826,673.92	\$1,881,873.83
R3-DR-IN, R3-Infrastructure	\$0.00	\$8,695,661.72	\$8,695,661.72
R3-DR-IN-E, R3-Infrastructure-EXTENDED	\$0.00	\$613,841.55	\$143,422.21
R3-DR-SFR, R3-Rehabilitation/Remediation	\$0.00	\$73,925.53	\$73,925.53
R3-DR-SFR-E, R3-Rehabilitation/Remediation-EXTENDED	\$0.00	\$863,574.47	\$500,000.00
R4-DR-ACQ-B, R4-Strategic Buyout	\$0.00	\$615,418.07	\$615,418.07
R4-DR-ACQ-B-E, R4-Strategic Buyout-EXTENDED	\$0.00	\$1,904,358.79	\$0.00
R4-DR-ACQ-SA, R4-Strategic Acquisition/Strategic Buyout	\$0.00	\$0.00	\$0.00
R4-DR-ACQ-SA-E, R4-Strategic Acquisition-EXTENDED	\$0.00	\$120,000.00	\$0.00
R4-DR-AD, R4-Administration	\$0.00	\$621,068.67	\$577,900.97
R4-DR-AD-E, R4-Administration-EXTENDED	\$0.00	\$1,704,473.89	\$476,359.39
R4-DR-HCR, R4-Housing Construction and Rehabilitation	\$0.00	\$3,546,060.71	\$3,533,911.69



R4-DR-HCR-E, R4-Housing Construction and Rehabilitation-	\$0.00	\$4,567,542.16	\$17,853.36
R4-DR-IN, R4-Infrastructure	\$0.00	\$2,742,553.96	\$2,471,362.20
R4-DR-IN-E, R4-Infrastructure-EXTENDED	\$0.00	\$26,838,418.25	\$4,411,942.44
R4-DR-NBRP, R4-Neighborhood Business Revitalization	\$0.00	\$0.00	\$0.00
R4-DR-PL, R4-Planning	\$0.00	\$329,795.28	\$329,795.28
R4-DR-PL-E, R4-Planning-EXTENDED	\$0.00	\$908,857.04	\$146,809.32
R4-DR-SFR, R4-Rehabilitation/Remediation	\$0.00	\$319,197.75	\$319,197.75
R4-DR-SFR-E, R4-Rehabilitation/Remediation-EXTENDED	\$308,219.04	\$1,867,064.72	\$332,369.12

Activities

Project # / R4-DR-HCR / R4-Housing Construction and Rehabilitation



Grantee Activity Number: 2013-DR-HCR-R4-01

Activity Title: Summit

Activity Type:

Construction of new housing

Project Number:

R4-DR-HCR

Projected Start Date:

04/29/2016

Benefit Type:

Direct (HouseHold)

National Objective:

Low/Mod

Activity Status:

Under Way

Project Title:

R4-Housing Construction and Rehabilitation

Projected End Date:

06/30/2019

Completed Activity Actual End Date:**Responsible Organization:**

Presidio Capital LLC.

Overall**Total Projected Budget from All Sources****Apr 1 thru Jun 30, 2021****To Date**

\$0.00

\$408,513.65

Total Budget

\$0.00

\$408,513.65

Total Obligated

\$0.00

\$408,513.65

Total Funds Drawdown

\$0.00

\$408,513.65

Program Funds Drawdown

\$0.00

\$396,364.63

Program Income Drawdown

\$0.00

\$12,149.02

Program Income Received

\$623,916.72

\$636,065.74

Total Funds Expended

\$0.00

\$312,121.55

Cook County

\$0.00

\$0.00

Presidio Capital LLC.

\$0.00

\$312,121.55

Most Impacted and Distressed Expended

\$0.00

\$0.00

Activity Description:

Construction of 18 new housing units to provide affordable housing options for households in the Summit area; an area identified as having a lack of affordable housing via a market study.

Location Description:

Summit, IL

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

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents: None

Project # / R4-DR-HCR-E / R4-Housing Construction and Rehabilitation-

Grantee Activity Number: 2013-DR-HCR-R4-01DPA-E

Activity Title: Down-Payment Assistance-EXTENDED

Activity Type:

Homeownership Assistance to low- and moderate-income

Project Number:

R4-DR-HCR-E

Projected Start Date:

07/01/2017

Benefit Type:

Direct (HouseHold)

National Objective:

Low/Mod

Activity Status:

Completed

Project Title:

R4-Housing Construction and Rehabilitation-

Projected End Date:

09/30/2023

Completed Activity Actual End Date:

Responsible Organization:

Presidio Capital LLC.

Overall

Total Projected Budget from All Sources

Apr 1 thru Jun 30, 2021 To Date

\$0.00 \$550,572.00

Total Budget

(\$54,428.00) \$550,572.00

Total Obligated

(\$54,428.00) \$550,572.00

Total Funds Drawdown

\$0.00 \$0.00

Program Funds Drawdown

\$0.00 \$0.00

Program Income Drawdown

\$0.00 \$0.00

Program Income Received

\$550,572.00 \$550,572.00

Total Funds Expended

\$0.00 \$0.00

Presidio Capital LLC.

\$0.00 \$0.00

Most Impacted and Distressed Expended

\$0.00 \$0.00

Activity Description:

Under Action Plan Amendment 5, homebuyer assistance was added to facilitate and assist LMI buyers to purchase the new townhomes constructed under the program in an area with very little new housing investment in decades. Summit is in the region hard hit with flooding but is in a location central to job hubs west of the city of Chicago. Up to \$40,000 will be provided in overall homebuyer assistance under a 20 year recapture agreement.

Location Description:

Summit IL

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

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents: None

Project # / R4-DR-IN-E / R4-Infrastructure-EXTENDED

Grantee Activity Number: 2013-DR-IN-R4-07-E

Activity Title: Farmers and Prairie Creeks Flood Control Project-E

Activity Type:

Construction/reconstruction of water/sewer lines or systems

Project Number:

R4-DR-IN-E

Projected Start Date:

07/01/2019

Benefit Type:

N/A

National Objective:

Urgent Need

Activity Status:

Under Way

Project Title:

R4-Infrastructure-EXTENDED

Projected End Date:

09/30/2022

Completed Activity Actual End Date:

Responsible Organization:

Cook County

Overall

Total Projected Budget from All Sources

Apr 1 thru Jun 30, 2021

To Date

\$0.00

\$411,257.00

Total Budget

(\$850,000.00)

\$411,257.00

Total Obligated

(\$850,000.00)

\$450,000.00

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

Cook County

\$0.00

\$0.00

Most Impacted and Distressed Expended

\$0.00

\$0.00

Ancillary Activities

Responsible Organization	Activity Type	Project #	Grantee Activity #	Activity Title	Program Income Account
Cook County	Construction/reconstruction of water/sewer lines or systems	R4-DR-IN-E	2013-DR-IN-R4-07B-E	Farmers and Prairie Creek Flood Control Project - DE-Extended	General Account

Activity Description:

The project consists of 5 subrecipients. FRCR-1 will install twin 18" siphons from Lake Mary Anne under Golf Road and discharging into Farmers Creek. FRCR-4 will install flood control improvements to the Lutheran General Hospital detention ponds. FRCR-7 will construct a new 4390' long relief sewer along Dempster Street between Vernon Avenue and I-294. FRCR-8 will construct channel and culvert improvements along Prairie Creek between Rancho Lane and Potter Road. FRCR-9 will construct channel and culvert improvements along Prairie Creek from Greenwood Avenue to Parkside Drive.

Location Description:

The project is located at several locations along Farmers and Prairie Creeks in Park Ridge, DesPlaines, Niles, and Maine Township.

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

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents: None

Grantee Activity Number: 2013-DR-IN-R4-07B-E

Activity Title: Farmers and Prairie Creek Flood Control Project - DE-Extended

Activity Type:

Construction/reconstruction of water/sewer lines or systems

Project Number:

R4-DR-IN-E

Projected Start Date:

07/01/2019

Benefit Type:

N/A

National Objective:

Urgent Need

Activity Status:

Planned

Project Title:

R4-Infrastructure-EXTENDED

Projected End Date:

09/30/2022

Completed Activity Actual End Date:

Responsible Organization:

Cook County

Overall

Total Projected Budget from All Sources

Apr 1 thru Jun 30, 2021

To Date

\$0.00

\$888,743.00

Total Budget

\$850,000.00

\$888,743.00

Total Obligated

\$850,000.00

\$850,000.00

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

Cook County

\$0.00

\$0.00

Most Impacted and Distressed Expended

\$0.00

\$0.00

Activity Description:

The project consists of 5 subrecipients. FRCR-1 will install twin 18" siphons from Lake Mary Anne under Golf Road and discharging into Farmers Creek. FRCR-4 will install flood control improvements to the Lutheran General Hospital detention ponds. FRCR-7 will construct a new 4390' long relief sewer along Dempster Street between Vernon Avenue and I-294. FRCR-8 will construct channel and culvert improvements along Prairie Creek between Rancho Lane and Potter Road. FRCR-9 will construct channel and culvert improvements along Prairie Creek from Greenwood Avenue to Parkside Drive.

Location Description:

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

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents: None

Project # / R4-DR-SFR-E / R4-Rehabilitation/Remediation-EXTENDED

Grantee Activity Number: 2013-DR-SFR-R4-02-E
Activity Title: Residential Resilience NHS-EXTENDED

Activity Type:
 Rehabilitation/reconstruction of residential structures
Project Number:
 R4-DR-SFR-E
Projected Start Date:
 06/30/2019
Benefit Type:
 Direct (HouseHold)
National Objective:
 Low/Mod

Activity Status:
 Under Way
Project Title:
 R4-Rehabilitation/Remediation-EXTENDED
Projected End Date:
 09/29/2022
Completed Activity Actual End Date:

Responsible Organization:
 Neighborhood Housing Services

Overall	Apr 1 thru Jun 30, 2021	To Date
Total Projected Budget from All Sources	\$0.00	\$1,111,496.25
Total Budget	\$0.00	\$1,111,496.25
Total Obligated	\$0.00	\$1,111,496.25
Total Funds Drawdown	\$308,219.04	\$332,369.12
Program Funds Drawdown	\$308,219.04	\$332,369.12
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
Neighborhood Housing Services	\$0.00	\$0.00
Most Impacted and Distressed Expended	\$0.00	\$0.00

Activity Description:
 This program will provide up to \$25,000 in the form of a forgivable loan to existing home owners whose homes were impacted by the 2013 flooding. The funding will be used to make repairs that remain unresolved from the floods and to construct mitigation measures to lessen the occurrence and severity of future flooding.

Location Description:
 Suburban Cook County, outside of the Chicago city limits.

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

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents: None

Monitoring, Audit, and Technical Assistance

Event Type	This Report Period	To Date
Monitoring, Audits, and Technical Assistance	0	1
Monitoring Visits	0	0
Audit Visits	0	0
Technical Assistance Visits	0	1
Monitoring/Technical Assistance Visits	0	0
Report/Letter Issued	0	1

